

NOTICE OF LOCAL PLANNING PANEL MEETING PUBLIC AGENDA

A Local Planning Panel meeting will be held via audio-visual means on
Thursday, 21 July 2022 at 3:30pm.

Brett Newman
CHIEF EXECUTIVE OFFICER



**CITY OF
PARRAMATTA**

THIS PAGE LEFT BLANK INTENTIONALLY

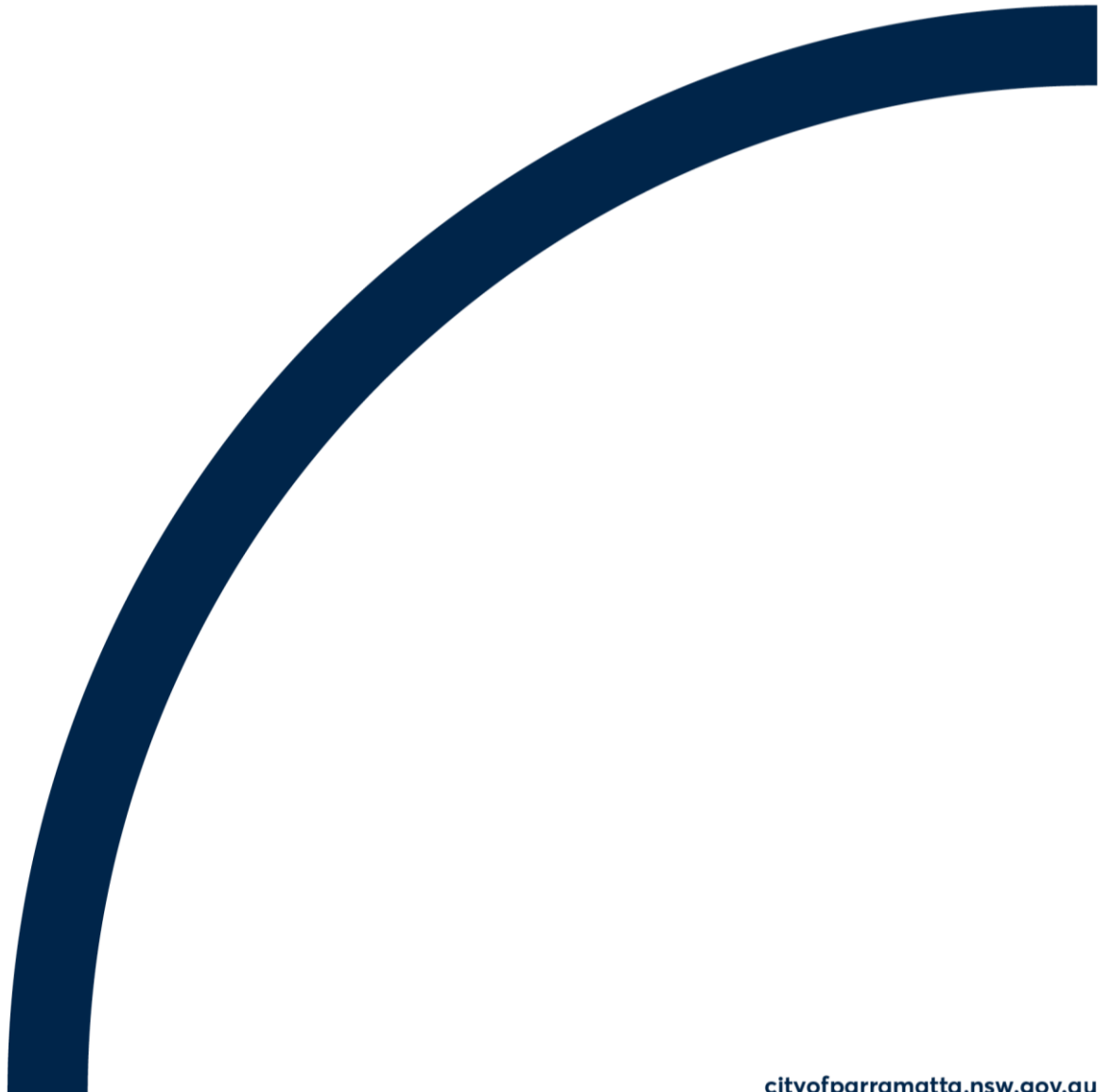


TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	ACKNOWLEDGMENT OF THE TRADITIONAL OWNERS OF LAND	
	<i>The City of Parramatta Council acknowledges the Burramattagal people of The Darug Nation as the traditional owners of land in Parramatta and pays its respects to their ancient culture and to their elders, past, present and emerging.</i>	
2	WEBCASTING ANNOUNCEMENT	
	<i>This public meeting will be recorded. The recording will be archived and available on Council's website.</i>	
	<i>All care is taken to maintain your privacy; however if you are in attendance in the public gallery, you should be aware that your presence may be recorded.</i>	
3	APOLOGIES	
4	DECLARATIONS OF INTEREST	
5	REPORTS - DEVELOPMENT APPLICATIONS	
5.1	OUTSIDE PUBLIC MEETING 30 Stanley Road, EPPING (Lot 1 DP 25650, Lot 2 DP 25650).....	6
5.2	OUTSIDE PUBLIC MEETING: 4 Moses Way, WINSTON HILLS (Lot 4 DP 270717)	48
5.3	OUTSIDE PUBLIC MEETING: Lot 80 DP 1271742 Church St (known as 7 Parramatta Square or Parramatta Town Hall)	68
5.4	OUTSIDE PUBLIC MEETING: Lot 80 DP 1271742 Church St (also known as 7 Parramatta Square or Parramatta Town Hall)	180
5.5	OUTSIDE PUBLIC MEETING: 12-12A Grand Avenue, ROSEHILL (Lot 5 DP 549358, Lot 3 DP 542208 & Lot 1 DP 845322).....	249
6	INNOVATIVE	
	Nil	

THIS PAGE LEFT BLANK INTENTIONALLY

DEVELOPMENT APPLICATIONS

21 JULY 2022

5.1	OUTSIDE PUBLIC MEETING: 30 Stanley Road, EPPING (Lot 1 DP 25650, Lot 2 DP 25650)	6
5.2	OUTSIDE PUBLIC MEETING: 4 Moses Way, WINSTON HILLS (Lot 4 DP 270717).....	48
5.3	OUTSIDE PUBLIC MEETING: Lot 80 DP 1271742 Church St (known as 7 Parramatta Square or Parramatta Town Hall).....	68
5.4	OUTSIDE PUBLIC MEETING: Lot 80 DP 1271742 Church St (also known as 7 Parramatta Square or Parramatta Town Hall)	180
5.5	OUTSIDE PUBLIC MEETING: 12-12A Grand Avenue, ROSEHILL (Lot 5 DP 549358, Lot 3 DP 542208 & Lot 1 DP 845322)	249

DEVELOPMENT APPLICATION

ITEM NUMBER	5.1
SUBJECT	OUTSIDE PUBLIC MEETING 30 Stanley Road, EPPING (Lot 1 DP 25650, Lot 2 DP 25650)
DESCRIPTION	Alterations and additions to the existing dwelling.
REFERENCE	DA/127/2022 - D08580545
APPLICANT/S	Think Planners
OWNERS	Mr R S Dartnall, Mrs H R Dartnell
REPORT OF	Group Manager Development and Traffic Services
RECOMMENDED	Refusal

DATE OF REPORT 30 JULY 2022

REASON FOR REFERRAL TO LPP

The application proposes a 12.1% variation to the maximum Height of Building under Clause 4.6 of the Hornsby Local Environmental Plan 2013.

EXECUTIVE SUMMARY

This is a summary of the full assessment of the application as outlined in Attachment 1, the Section 4.15 Assessment Report.

The subject site is known as 30 Stanley Road, Epping. The site and surrounding properties are zoned R2 Low Density Residential. The subject site currently accommodates a part single storey, part double storey residential dwelling with basement below.

It is located within an established residential area characterised by single and double storey residential dwellings. Adjoining the subject site to the sides (north and south) are single storey residential dwellings. The rear of the site adjoins Dence Park which is identified as a landscape heritage item of local significance.

The proposed development proposes a variation under Clause 4.6 Exceptions to development standards of the Hornsby Local Environmental Plan 2013, with regards to clause 4.3 Height of Buildings. The constraints the site experiences in regard to slope are not considered unreasonable as to achieve compliance with, as an alternative design solution would result in the dwelling achieving a height permissible under the standard. The applicant has failed to show why the development standard is unnecessary or unreasonable and therefore Council does not support the variation to height.

RECOMMENDATION

- (a) **That** the Parramatta Local Planning Panel, exercising the functions of Council pursuant to Section 4.17 of the *Environmental Planning and Assessment Act 1979*, **refuse** consent to DA/127/2022.
- (b) **Further, that** the objectors be advised of the decision.

REASONS FOR REFUSAL**1. Environmental Planning and Assessment Act 1979**

- a) The subject Development Application does not promote good design and amenity of the built environment and is therefore inconsistent with Clause 1.3(g) of the *Environmental Planning and Assessment Act 1979*.

2. Hornsby Local Environmental Plan 2013

The subject Development Application is inconsistent with:

- a) The objectives prescribed as appropriate for the site constraints and development potential of the locality in Clause 4.3 Height of buildings of the Hornsby Local Environmental Plan 2013.
- b) The grounds seeking to justify contravention to Clause 4.3 Height of buildings as unreasonable and unnecessary under Clause 4.6 of the Hornsby Local Environmental Plan 2013.

Under Section 4.15(1(a)(i) of the Environmental Planning and Assessment Act 1979

3. Hornsby Development Control Plan

The subject Development Application is inconsistent with:









- a) The desired outcome and prescriptive measures for height under Part 3 3.1.1 Scale of the Hornsby Development Control Plan 2013.

Under Section 4.15(1(a)(iii) of the Environmental Planning and Assessment Act 1979

Laura Perkin

Development Assessment Officer

ATTACHMENTS:

1			Assessment Report	25 Pages
2			Locality Map	1 Page
3			Plans used during assessment	3 Pages
4			Internal Plans used during assessment (confidential)	4 Pages
5			Clause 4.6 Statement	11 Pages

REFERENCE MATERIAL



City of Parramatta Council

File No: DA/127/2022

**SECTION 4.15 ASSESSMENT REPORT – DWELLINGS – HORNSBY
LEP
Environmental Planning & Assessment Act 1979**

SUMMARY

DA No:	DA/127/2022
Property:	Lot 1 DP 25650, Lot 2 DP 25650, 30 Stanley Road, EPPING NSW 2121
Proposal:	Alterations and additions to the existing dwelling.
Date of receipt:	18 February 2022
Applicant:	L.Form. Pty Ltd
Owner:	Mr R S Dartnall and Mrs H R Dartnall
Property owned by a Council employee or Councillor:	The site is not known to be owned by a Council employee or Councillor
Political donations/gifts disclosed:	None disclosed on the application form
Submissions received:	One (1)
Conciliation Conference Held:	No
Recommendation:	Refusal
Assessment Officer:	Laura Perkin

Legislative requirements

Environmental Planning Instruments	<ul style="list-style-type: none"> • SEPP (Resilience and Hazards) 2021; • SEPP (Biodiversity and Conservation) 2021; • SEPP (BASIX) 2004; • Hornsby Local Environmental Plan 2013
Zoning	R2 – Low Density Residential
Bushfire Prone Land	No
Heritage	No
Heritage Conservation Area	No
Integrated development	No
Clause 4.6 variation	Yes – Height (over 10%)
Delegation	Parramatta Local Planning Panel

Site History:

Date	Comments
5 May 2009	Development Application DA/378/2009 for alterations and additions to a dwelling-house and erection of a front fence approved by Hornsby Shire Council.
24 May 2010	Development Application DA/378/2009/A for alterations and additions to a dwelling-house and erection of a front fence with modification for deletion of the eastern bedroom wing and addition of attic approved by Hornsby Shire Council.
17 August 2010	Building Certificate BC/59/2010 issued by Hornsby Council for a dormer window in attic.
1 September 2010	Development Application DA/983/2010 for retaining walls approved by Hornsby Shire Council.

Application History:

Date	Comments
18 February 2022	DA/127/2022 lodged to the City of Parramatta Council.
1 – 15 March 2022	Application notified in accordance with Appendix 1 Consolidated Notification Requirements of the City of Parramatta Community Engagement Strategy.
7 April 2022	Council request to applicant to submit amended plans to Council demonstrating a reduced maximum building height demonstrating compliance with the maximum height standard.
19 May 2022	Draft amended plans received by Council.
26 May 2022	Amended plans received by Council.

SITE DESCRIPTION AND CONDITIONS

The subject site is known as 30 Stanley Road, Epping. The legal property description is Lot 1 DP 25650, Lot 2 DP 25650. The site is a mid-block irregular shaped allotment and experiences a crossfall from the north-west to the south-east of approximately 4.84 metres over a distance of 54.25 metres.



Figure 1: Aerial Nearmaps image of the subject site. The subject site is identified with a blue icon.

The subject site has the following area and dimensions:

Area – 1823 square metres

Frontage (west) – 36.805 metres

Rear (east) – 37.585 metres

Side (north) – 53.34 metres

Side (south) – 45.72 metres

The site is zoned R2 Low Density Residential.

The surrounding properties are zoned R2 Low Density Residential and RE1 Public Recreation. The rear of the site adjoins RE1 Public Recreation.

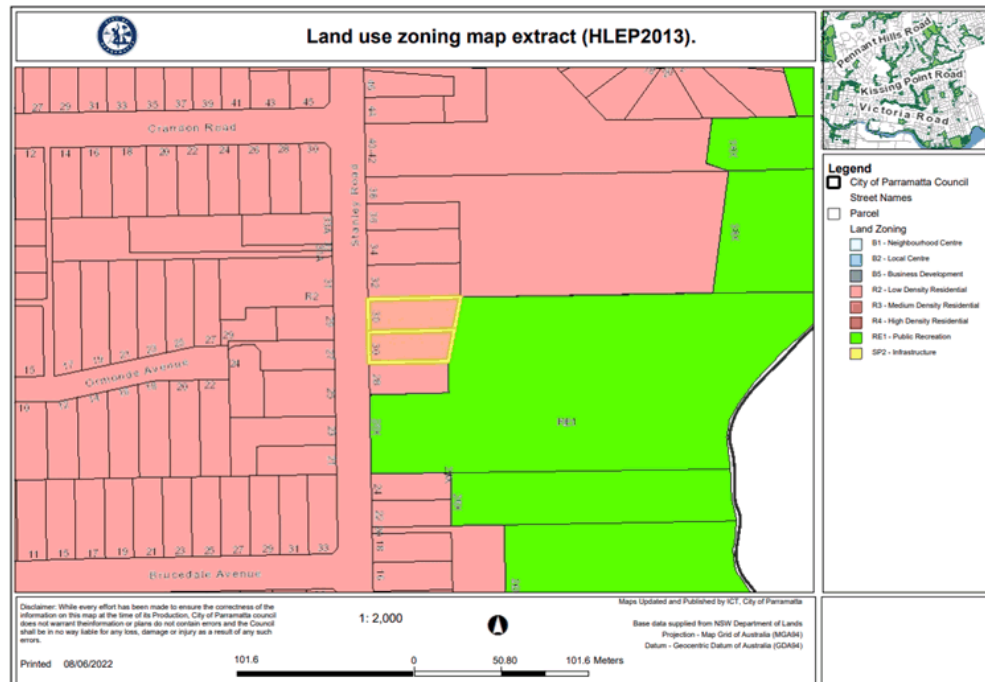


Figure 2: Zoning map extract (HLEP2013). The subject site is identified with a yellow border.

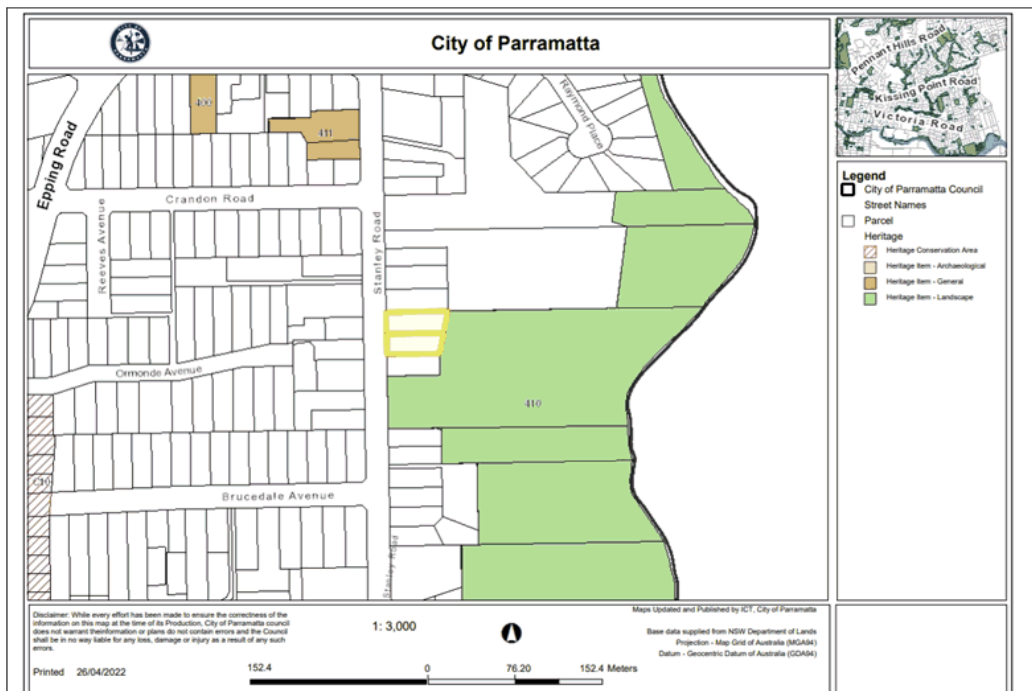


Figure 3: Heritage zoning map extract (HLEP2013). The subject site is identified with a yellow border. The subject site currently accommodates a part single storey part double storey residential dwelling with basement below.

It is located within an established residential area characterised by single and double storey residential dwellings. Adjoining the subject site to the sides (north and south) are single storey residential dwellings. The rear of the site adjoins Dence Park which is identified as a landscape heritage item of local significance.

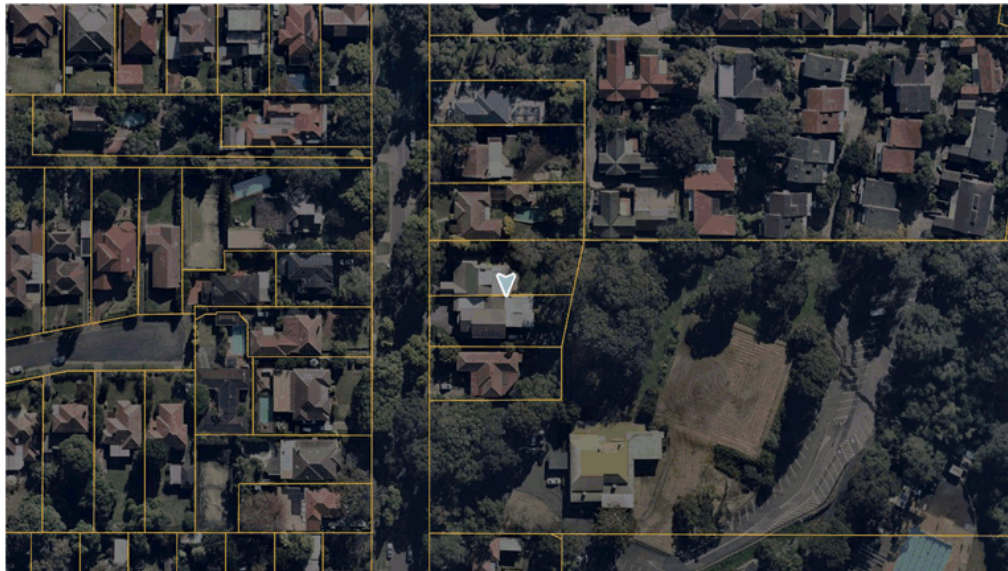


Figure 4: Locality context map. The subject site is identified with a blue icon.

SECTION 4.15 EVALUATION

THE PROPOSAL

The proposed development includes the following components:

Alterations and additions to the existing dwelling including:

Basement level

- Provision of an additional storage area adjacent to the existing garages,
- Relocation of the bathroom and installation of a passenger lift that provides access to all three levels,
- Increased floor to ceiling height;

Ground floor

- Substantial changes to the internal layouts,
- Increased ground floor footprint by extension of the floor plate predominantly to the side and rear and relocation,
- Removal of the step between the north and south portions of the dwelling,
- Reduction in bedrooms on the level from 3 to 2 and,
- Provision of larger Port Cochere as well as outdoor living spaces,
- Relocation of the southern driveway further towards the south,
- Alterations to the internal driveway to the basement,
- Increased floor to ceiling height;

First Floor

- Provision of additional floorspace by the connection of the separated portions of the first floor,
- Altering finished floor levels,
- Extension of the floor plate to the side and rear,
- Increasing from 3 to 4 bedrooms on the level,
- Increase of the bathrooms from 1 bathroom to 5 on the level,
- Changes to the elevations to reflect the above changes,
- Increased floor to ceiling height.

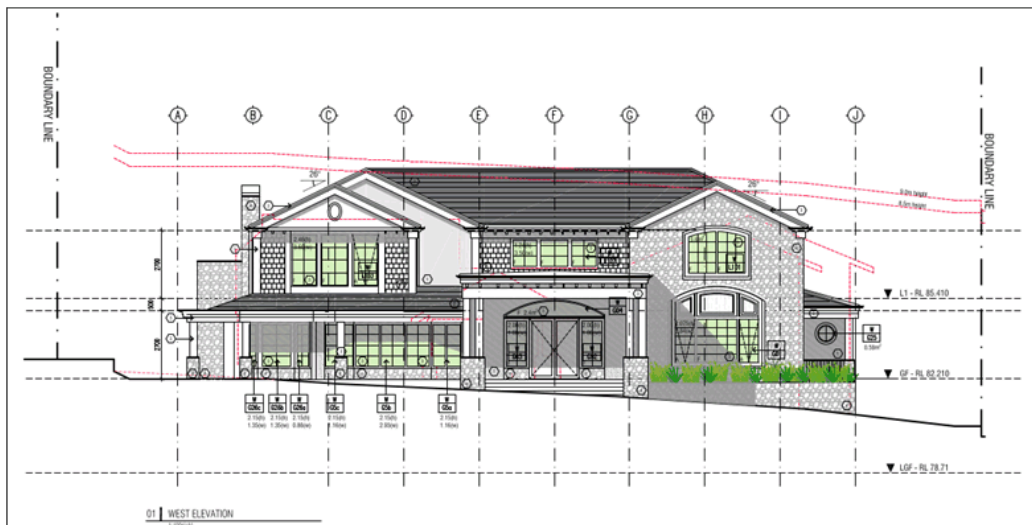


Figure 5: Proposed front (western) elevation of the dwelling.



Figure 6: Proposed side (southern) elevation of the dwelling.



Figure 7: Proposed rear (eastern) elevation of the dwelling.

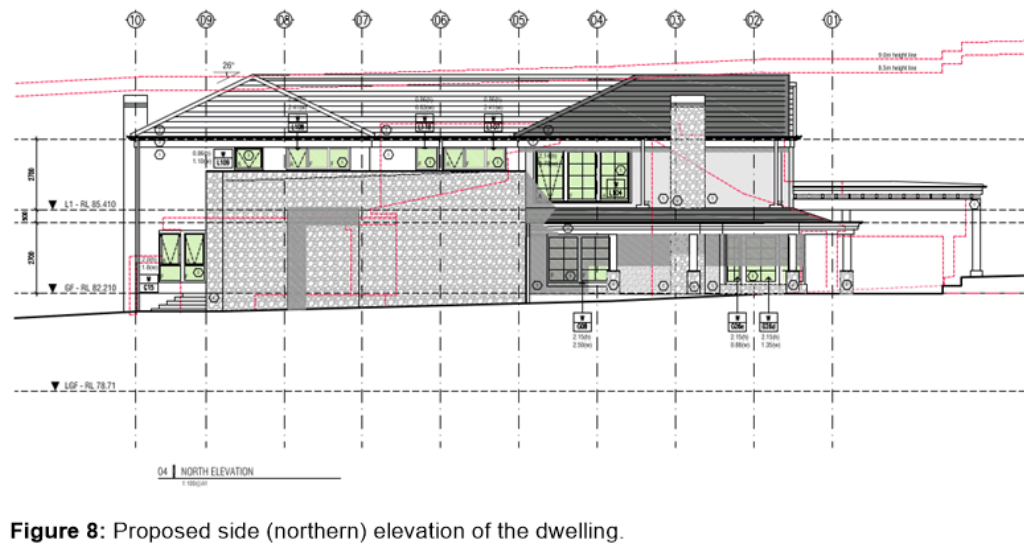


Figure 8: Proposed side (northern) elevation of the dwelling.

PERMISSIBILITY

The site is zoned R2 Low Density Residential under Hornsby Local Environmental Plan 2013. The proposed works are defined as alterations and additions to a 'dwelling house' and are permissible with consent in the zone.

Zone Objectives

The proposed development is consistent with the aims and objectives of the R2 Low Density Residential zoning applying to the land as the proposed works will:

- provide for the housing needs of the community within a low density residential environment.

ENVIRONMENTAL PLANNING INSTRUMENTS

STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

The site is not located on the foreshore or adjacent to a waterway and therefore, with the exception of the objective of improved water quality, the objectives of the SEPP are not applicable to the proposed development.

The application has been assessed against the requirements of State Environmental Planning Policy (Biodiversity and Conservation) 2021. This Policy seeks to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The application does not propose the removal of any vegetation from the site. Council's Landscape and Tree Management Officer has raised no objections to the proposed development.

STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

The development is consistent with the controls contained within the deemed SEPP.

- A site inspection reveals the site does not have an obvious history of a previous land use that may have caused contamination.
- Historic aerial photographs were used to investigate the history of uses on the site.
- A search of Council records did not include any reference to contamination on site or uses on the site that may have caused contamination.
- A search of public authority databases did not include the property as contaminated.
- The Statement of Environmental Effects states that the property is not contaminated. There is no specific evidence that indicates the site is contaminated and is suitable for the residential use.

Therefore, in accordance with Clause 4.6 of the State Environmental Planning Policy (Resilience and Hazards) 2021, the land is suitable for residential use.

STATE ENVIRONMENTAL PLANNING POLICY – BASIX

The requirements outlined in the BASIX certificate have been satisfied in the design of the proposal.

If the application was recommended for approval, conditions relating to the BASIX commitments would have been included in the conditions.

COMPLIANCE TABLE – LOCAL ENVIRONMENTAL PLAN

The relevant matters to be considered under Hornsby Local Environmental Plan 2013 for the proposed development are outlined below.

Development standard	Proposal	Compliance
Clause 4.1 Minimum subdivision lot size	Subdivision of the site is not proposed.	N/A

Page 8 of 25

Clause 4.3 Height of Buildings <i>Allowable = 8.5m</i> <i>Proposed = 9.5m</i>	The development proposes to exceed the maximum height permissible for the site by 1m or a variation of 12.1% for a maximum height of 9.5m. See discussion below.	No.
Clause 4.4 Floor space ratio	The site is not identified on the floor space ratio map.	N/A.
Clause 4.6 Exceptions to development standards	See discussion below.	No.
Clause 5.1A Development on land intended to be acquired for public purposes	The site is not identified on the map.	N/A.
Clause 5.6 Architectural roof features	An architectural roof feature is not proposed.	N/A.
Clause 5.7 Development below mean high water mark	The proposal is not for the development of land that is covered by tidal waters.	N/A.
Clause 5.10 Heritage Conservation	The rear of the site adjoins heritage item of local significance – Landscape 410, 'Dence Park' at 26X Stanley Road. The site is also located in proximity to heritage item of local significance Item 411 'Tallwood Lodge' at 35-37 Stanley Road. - general 411. The subject site is not identified as a heritage item nor is it located in a heritage conservation area; therefore the proposed development is not considered to impact upon heritage significance.	Yes.
Clause 5.11 Bush Fire Hazard Reduction	The site is not identified as being bushfire prone.	N/A.
Clause 5.21 Flood planning	The site is not identified by council as being flood prone.	N/A.
Clause 6.1 Acid sulphate soils	An Acid Sulphate Soils Management plan is not required to be prepared.	N/A.
Clause 6.2 Earthworks	No earthworks are proposed.	N/A.
Clause 6.4 Terrestrial biodiversity	The site is not identified on this map.	N/A.
Clause 6.5 Limited development on foreshore area	The site is not located in the foreshore area.	N/A.
DRAFT PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2020		

<p>Draft Parramatta LEP 2020 was placed on public exhibition on the 31 August 2020, with exhibition closing on the 12 October 2020. The draft LEP will replace the five existing LEPs that apply within the Local Government Area and will be the primary legal planning document for guiding development and land use decisions made by Council.</p> <p>Whilst the draft LEP must be considered when assessing this application, under cl4.15(1)(a)(ii) of the Environmental Planning & Assessment Act, the LEP is neither imminent or certain and therefore limited weight has been placed on it.</p>		
HELP 2013	Draft Parramatta Local Environmental Plan 2020	Compliance
Floor space ratio = N/A	Floor space ratio = 0.5:1 Proposal = 0.46:1	Yes.
Height of building = 8.5m	<p>Height of building = 9m Proposal = 9.5m</p> <p>The draft maximum height of a building under the draft Parramatta Local Environmental Plan 2020 is 9m.</p> <p>The proposed development demonstrates a maximum height of 9.5m, which would result in a 500mm variation to the standard under the DLEP.</p> <p>However, as noted above, the DLEP is neither imminent or certain, and therefore limited weight has been placed on it.</p>	No.

EXCEPTIONS TO DEVELOPMENT STANDARDS WITHIN HLEP 2013

Clause 4.6 Exceptions to development standards – Height

Clause 4.3(2) of the Parramatta LEP 2011 provides that the height of a building on any land should not exceed the height shown for the land on the Height of Buildings Map. The maximum height for a building on the subject site is 8.5m. The application proposes a maximum height of 9.5m.

Objectives of Clause 4.3 of the Hornsby LEP 2013

1. The objectives of this clause are as follows:
 - (a) *to permit a height of buildings that is appropriate for the site constraints, development potential and infrastructure capacity of the locality.*

Clause 4.3 – Height

The proposal does not comply with the maximum permissible height of 8.5m stipulated within Clause 4.3 Height of Buildings of HLEP2013. The applicant's calculation demonstrates a maximum Height of 9.5m. Council's calculation shows a maximum height of 9.5m.

The development proposal exceeds the maximum height by 1m which is a 12.1% variation to the development standard.

Clause 4.6

- 1) The objectives of this clause are as follows—
 - (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,
 - (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.
- (2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.
- (3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating—
 - (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
 - (b) that there are sufficient environmental planning grounds to justify contravening the development standard.

The departure from the maximum height development standard under Clause 4.3 is supported by a written justification from the applicant under Clause 4.6 of the Hornsby LEP 2013.

"The site, that comprises two allotments, contains one large executive dwelling. Given the density of the development the increased height of the building will not result in any additional demand for infrastructure in the locality."

Comment: The increased height of the building will not result in any additional demand for infrastructure in the locality.

"The site is large site of 1,823m² which is atypical of residential allotment sizes in the immediate predict. The existing dwelling on the site is three storeys that comprises of a lower level of car parking and two levels above. The existing dwelling contains disjointed split levels and a first floor level that is not connected. The substantial alterations and additions address this and provide a connected first floor. Given this and the slope of the site to the rear as well as the desire to continue to provide a pitched roof on the dwelling a small portion of the dwelling will exceed the height control. Accordingly given the unique constraints of the site the minor height departure is warranted;"

Comment: The area of the dwelling which proposes a variation to the height standard is not currently 3 storeys. The existing dwelling contains split levels which follow the slope of the site. The substantial alterations and additions involve a levelled ground floor and first floor which are not stepped with the slope of site. The proposed development also includes additional floor to ceiling height to the basement, ground floor, and first floor. The applicant states their desire to continue the existing roof form of the dwelling in the addition, however, the area of the dwelling which exceeds the height does not currently demonstrate a pitched roof form and is more alike to a flat or slanted roof form. The proposed roof form is not suitable for the additions as the resultant height exceeds the maximum height identified for the site. As the additions to the rear of the dwelling which exceeds the height standard will not be easily

visible from a direct street view, it is unnecessary to continue the pitched roof form. Compliance with the standard is deemed necessary for the development as other dwellings within the vicinity of the subject site do not exceed the allowable height.



Figure 8. Proposed streetscape (western) elevation of the dwelling from Stanley Road.

"As illustrated by the streetscape diagram provided overleaf, the altered dwelling will continue to present as a two storey dwelling in a garden setting. The streetscape elevation shows the two adjoining dwellings and clearly demonstrates that the proposed alterations and additions to the existing dwelling is compatible with adjoining developments and the overall streetscape."

Comment: The submitted Streetscape Diagram demonstrates that the proposed alterations and additions would result in the front of the dwelling continuing to present as a two storey dwelling from street view of the site. However, the alterations and additions to the dwelling at the rear of the development would be visible from an oblique street view of the site, and from the Council reserve at the rear, and present as unreasonable bulk as result of the proposed roof form.

"The proposed variation is minor in nature and the building exhibits a bulk and scale that is consistent with the existing and desired future character of the locality- noting compliance with the setback controls applying to the site indicate a suitable density and bulk and scale relative to the existing and desired future character of the precinct;"

Comment: The bulk and scale of the proposed development is not consistent with the existing and desired future character of the locality as the proposed floor to floor heights are considered to be excessive for the subject development. The pitched roof form at the rear of the dwelling results in unnecessary bulk and scale to the development.

"The variation does not result in any additional unacceptable overshadowing of adjoining properties given the extensive setback provided."

Comment: The proposed development would not result in detrimental overshadowing to the adjoining properties.

"The proposal provides for a better planning outcome as the same floorspace could be provided within the dwelling and the height departure avoided if a flat roof and a minor redesign occurred. The provision of a pitched roof is a common theme in the locality and ensures that the rhythm of pitched rooves is maintained. Therefore, the response has been to maximise the streetscape appearance of the dwelling;"

Comment: The area of the dwelling which proposes a departure to the height control is at the rear of the dwelling and would not be easily visible from street view of the site. The provision of a reduced pitch roof or otherwise flat roof at the rear first storey of the dwelling would result

in the proposal achieving a maximum height which would achieve compliance with the standard. The roof form is deemed to be unnecessarily bulky for the subject development. The preference for a pitched roof consistent with other roofs in the street is under a DCP control. In this instance, compliance with an Environmental Planning Instrument (LEP) is required over a DCP control.

"The proposal has been designed to ensure that privacy impacts are mitigated against and that the proposal will not obstruct existing view corridors."

Comment: The height exceedance does not cause any privacy impacts.

"The development has a proposed FSR of 0.46:1 that is consistent with the future FSR of 0.5:1 that will apply to the site when the exhibited and Council adopted Draft Parramatta Harmonisation LEP 2020 is made. This demonstrates that the height departure is not a result of additional or unreasonable yield being achieved on the site;"

Comment: The draft PLEP 2020 is neither imminent nor certain and therefore an FSR is not applicable to the subject site.

"The minor departure to the height limit does not result in any unacceptable opportunities for overlooking;"

Comment: The height exceedance does not cause any privacy impacts.

(4) Development consent must not be granted for development that contravenes a development standard unless—

- (a) the consent authority is satisfied that—
 - i. the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and
 - ii. the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and
- (b) the concurrence of the Planning Secretary has been obtained.

In accordance with the provisions of Clause 4.6(4) Council is not satisfied that the written request has adequately addressed the matters required to be demonstrated by Clause 4.6(3) as compliance with the standard is deemed to be reasonable and necessary. The proposed development is not considered to be in the public interest as the development is inconsistent with the objectives of the standard. The objective of Clause 4.3 Height of Buildings is as follows:

- (a) to permit a height of buildings that is appropriate for the site constraints, development potential and infrastructure capacity of the locality.

Comment: The constraints the site experiences in regard to slope are not considered to be unreasonable or unnecessary to achieve compliance with, as stepped floor and ceiling levels and a changed roof form to the rear of the dwelling, or otherwise more appropriately siting the additions would result in the dwelling achieving a height permissible under the standard. The development potential would not be limited by achieving a height permissible under the standard, as no issue is raised in regard to the total floor area result from the proposed alterations and additional to the dwelling. The proposed development is not considered to result in the need for additional infrastructure in the locality.

(5) In deciding whether to grant concurrence, the Planning Secretary must consider—

- (a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and
- (b) the public benefit of maintaining the development standard, and
- (c) any other matters required to be taken into consideration by the Planning Secretary before granting concurrence.

COMPLIANCE TABLE – DEVELOPMENT CONTROL PLAN

The relevant matters to be considered under Hornsby Development Control Plan 2013 for the proposed development are outlined below.

HDCP – Part 1 General		
Control	Proposal	Compliance
1C.1 Natural Environment		
1.1 Biodiversity	The site does not abut E2 and/or W1 land. The site does not contain any E.E.C.	N/A.
1.2 Stormwater Management	The proposed stormwater drainage is considered satisfactory.	Yes.
1.3 Watercourses	The site is not located on/near a waterway. The proposal does not impact on groundwater.	N/A.
1.4 Earthworks and Slope	No earthworks are proposed.	N/A.
1C.2 Built Environment		
2.1 Transport and Parking	No change is proposed to the existing provision of parking on the site. Three (3) parking spaces are achieved in the basement garage.	Yes.
2.2 Accessible Design	The proposal satisfies the controls.	Yes.
2.3 Waste Management	The Waste Management Plan is satisfactory, detailing the types and amounts of waste that will be generated by the development and the methods of removal and disposal.	Yes.
2.5 Noise and Vibration	The proposal is not for a noise generating use. A standard condition of consent would have been imposed to ensure noise and vibration is minimised whilst the works are being undertaken if the development was being recommended for approval.	Yes.
2.6 Air Quality	The proposal does not impact on air quality.	N/A.
2.7 Crime Prevention	The proposal meets the controls.	Yes.
2.8 Building Sustainability	A BASIX Certificate was submitted with the application.	Yes.
2.9 Landscaping	The proposal will retain existing trees on the site, and sufficient landscaped area is demonstrated.	Yes.
2.12 Avoiding Isolated Sites	The proposed development does not result in an isolated site.	N/A.
1C.3 Hazards		

Page 14 of 25

3.1 Bushfire	The site is not identified by council as being bushfire prone.	N/A.
3.2 Flooding	The site is not identified by council as being flood prone.	N/A.
3.3 Acid Sulphate Soils	The proposal does not impact on acid sulphate soils.	N/A.
3.4 Land Contamination	See SEPP (Resilience and Hazards) 2021 discussion above.	

HDCCP – Part 3.1 Dwelling Houses								
Control	Proposal	Compliance						
3.1.1 Scale a. Development with a height, bulk and scale that is compatible with a low density residential environment.	The proposed height of the dwelling is not compatible with a low density residential environment.	No.						
Height a. Sites with the following maximum building heights under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 3.1.1(a). Table 3.1.1(a): Translation of Height to Storeys <table border="1"> <tr> <th>HELP Area</th><th>Maximum Building Height (m)</th><th>Maximum Storeys (excluding basement carparking)</th></tr> <tr> <td>I</td><td>8.5m</td><td>2 storeys + attic</td></tr> </table> b. Buildings should respond to the topography of the site by: <ul style="list-style-type: none"> minimising earthworks (cut 	HELP Area	Maximum Building Height (m)	Maximum Storeys (excluding basement carparking)	I	8.5m	2 storeys + attic	<p>The development proposes to exceed the maximum height permissible for the site by 1m with a variation of 12.1% for a maximum height of 9.5m.</p> <p>The proposed alterations and additions would result in a partial three storey dwelling as two storeys of the dwelling would be located above habitable area of the basement, with the ground floor level greater than 1.5m above natural ground level. Figure 3.1(a) states that a typical floor to floor height is 3 metres. The proposed development demonstrates a basement floor to ground floor height of 3.5m, and a ground floor to first floor height of 3.2m. The proposed levelled floor levels and increased floor to ceiling heights proposed result in the dwelling demonstrating additional height which exceeds the controls. The variation to the controls is not supported.</p> <p>No earthworks are proposed under the subject application.</p>	No.
HELP Area	Maximum Building Height (m)	Maximum Storeys (excluding basement carparking)						
I	8.5m	2 storeys + attic						

Page 15 of 25

<p>and fill), and</p> <ul style="list-style-type: none">siting the floor level of the lowest residential storey a maximum of 1.5 metres above natural ground level. <p>c. A transition in building height should be provided at sensitive interface areas adjacent to heritage items</p>	<p>The floor level of the lowest residential storey is a maximum of 2m above natural ground level The variation is not supported.</p> <p>The rear of the site adjoins a landscape item of local significance. The proposed development would not demonstrate a transition in building at the interface area adjacent to the heritage item as the maximum height of the dwelling would be located closest to a boundary which adjoins the item.</p>					
<p>Roof Design</p> <p>d. Low pitched roofs with wide eaves are encouraged for compatibility with streetscape character and sun control.</p> <p>e. The roof should have a maximum pitch of 35 degrees, except if a steeper roof pitch is more consistent with the existing character of the locality.</p>	<p>The maximum roof pitch proposed is 26 degrees, with most of the roof at 22 degrees. Dwellings within the vicinity demonstrate pitched roofs with similar pitches.</p> <p>The maximum pitch of the proposed roof is 26 degrees, which is consistent with the control.</p>	Yes.				
<p>Site Coverage</p> <p>h. The maximum site coverage of all buildings on the property should comply with Table 3.3.1(b):</p> <p>Table 3.3.1(b): Maximum Site Coverage</p> <table><tr><th>Lot size</th><th>Max. site coverage (%)</th></tr><tr><td>1500m² or larger</td><td>30%</td></tr></table>	Lot size	Max. site coverage (%)	1500m ² or larger	30%	<p>The proposed development will result in the total coverage of the site at 513.043m² or 28.2%. The proposed site coverage is compliant with the control.</p>	Yes.
Lot size	Max. site coverage (%)					
1500m ² or larger	30%					
<p>Floor Area</p> <p>j. The maximum floor area for a dwelling house and ancillary outbuildings should</p>	<p>The proposed development will demonstrate a floor area of 834.325m².</p>	No, but acceptable on merit.				

comply with Table 3.1.1(c)			which does not achieve compliance with the control. Dwelling houses on sites over 900m ² or larger are required to demonstrate a floor area not exceeding 430m ² . The subject site is large and demonstrates an area of 1,823m ² . As the control is envisioned for a site 900m ² or larger, variation to the control is supported to allow for the development potential of the site.	
Table 3.1.1(c): Maximum Floor Area of a Dwelling House and Ancillary Outbuildings				
Lot size	Max. floor area of dwelling house	Max. total floor area of all outbuildings		
900m ² or larger	430m ²	100m ²		
3.1.2 Setbacks				Yes.
<ul style="list-style-type: none">- <i>Front</i> 6m or over 7.6m consistent with the average setback in the street			The proposed front setback of the dwelling is 9.67m. The front setback proposed is consistent with the front setback of other dwellings in the subject street.	
<ul style="list-style-type: none">- <i>Side (up to 1 storey)</i> 0.9m			The minimum side setback of single storey elements of the proposal is 5m.	
<ul style="list-style-type: none">- <i>Side (2 storey element)</i> 1.5m			The minimum side setback of double storey elements of the proposal is 7m.	
<ul style="list-style-type: none">- <i>Rear (up to 1 storey)</i> 3m			The minimum rear setback of single storey elements of the proposal is 11.8m.	
<ul style="list-style-type: none">- <i>Rear (2 storey element)</i> 8m			The minimum rear setback of double storey elements of the proposal is 11.8m.	
3.1.3 Landscaping				
Landscaped Area (45% of lot size)			The proposed development will achieve 793.8m ² of 43.7% of landscaped area. The proposal will not achieve the minimum requirements of the control with a shortfall of 26.55m ² . The variation proposed to the control is considered to be minor. The proposed landscaping will achieve the objectives of the control and positively contribute to the streetscape and provide relief from the built form of the dwelling and	No, but acceptable on merit.
Lot size	Minimum Landscaped Area (% of the lot size)			

1500m ²	45%	soften the impact of the overall development. The variation to the control is therefore deemed to be acceptable on merit.	
3.1.4 Open Space Private Open Space - minimum area 24m ² - minimum dimension 3m		The site will achieve the minimum private open space.	Yes.
3.1.5 Sunlight Access a. On 22 June, 50 percent of the required principal private open space area should receive 3 hours of unobstructed sunlight access between 9am and 3pm. b. On 22 June, 50 percent of the required principal private open space on any adjoining property should receive 3 hours of unobstructed sunlight access between 9am and 3pm.		The proposed development would not result in detrimental sunlight loss to the side (southern) adjoining property. The private open space of the side (southern) adjoining property will achieve a minimum of 3 hours in at least 50% of the area at 9AM and 12PM. The proposed development would result in minor sunlight loss to side northern facing windows of the adjoining dwelling on side (southern) adjoining property. Due to the orientation of the site, some overshadowing of the adjoining southern property is inevitable. However, if the dwelling were to achieve a height permissible with the standard, the sunlight loss the adjoining property would be reduced.	Yes.
3.1.6 Privacy a. Living and entertaining areas of dwelling houses should be located on the ground floor and oriented towards the private open space of the dwelling house and not side boundaries. b. A proposed window in a dwelling house should have a privacy screen if: <ul style="list-style-type: none"> it is a window to a habitable room, other than a bedroom, that has a floor level of more than 1 metre above existing ground level, 		The alterations and additions include living and entertaining areas on the ground floor primarily oriented towards the private open space. A living area on the first floor includes a window with a sill height 1m above finished floor level. The window demonstrates a sufficient setback of 7m from the boundary and is therefore unlikely to generate impacts to the side adjoining property.	Yes, subject to conditions if the application were being recommended for approval.

<ul style="list-style-type: none"> the window is setback less than 3 metres from a side or rear boundary, and the window has a sill height of less than 1.5 metres. <p>c. A deck, balcony, terrace or the like should be located within 600mm of existing ground level where possible to minimise potential visual and acoustic privacy conflicts.</p> <p>d. Decks and the like that need to be located more than 600mm above existing ground should not face a window of another habitable room, balcony or private open space of another dwelling located within 9 metres of the proposed deck unless appropriately screened.</p>	<p>The verandah is setback at least 14m from the rear boundary. The verandah is setback 5.56m from the side boundary, however, is enclosed behind a full height wall.</p> <p>The development proposes a rear balcony on the first floor of the dwelling. The balcony demonstrates a setback of 10m from the rear (eastern) boundary, and a setback of 7.5m from the side boundary. The balcony may partially overlook the private open space of the adjoining side (southern) property. If the application was recommended for approval a condition of consent would be imposed for a 1.5m privacy screen to be constructed on the southern elevation of the balcony.</p> <p>The development proposes a verandah on the ground floor. The balcony demonstrates a 11.1m setback from the rear (eastern) boundary and a 5m setback from the side (southern) boundary. The verandah may partially overlook the private open space of the adjoining side (southern) property. If the application was recommended for approval a condition of consent would be imposed for a 1.5m privacy screen to be constructed on the southern elevation of the verandah.</p>	
3.1.7 Vehicle Access and Parking	<p>Three (3) car parking spaces within existing basement garage. No change is proposed to the existing basement triple garage.</p>	<p>Yes.</p>
3.1.8 Design Details <u>General</u> <p>a. Dwelling houses should be oriented primarily towards the street and the rear boundary.</p>	<p>The proposed additions are oriented towards the street.</p>	<p>Yes.</p>

<p>b. Extensive blank or unarticulated walls to street frontages are discouraged.</p> <p>c. Dwelling houses should provide a covered entry to the home at least 1.5 metres deep and clearly visible from the street.</p> <p>d. Dwelling houses on corner allotments should be designed to provide elevations that address both street frontages.</p> <p>e. Garages should not dominate the facade of the dwelling house or the streetscape. Garage doors should be as follows:</p> <ul style="list-style-type: none"> • setback 1 metre from the front facade of the home, • no wider than 6 metres, and • maximum 2.4 metres high. <p><u>Dormer Windows</u></p> <p>f. The design of dormer windows in any attic level should comply with the following:</p> <ul style="list-style-type: none"> • Dormers should face the street and/or the rear property boundary, Dormers should be setdown below the ridge line and setback from the side walls, • Dormers should not be wider than 1.3 metres, • Be vertically proportioned at a ratio of 1.5:1 measured from head to sill of the window frame, and • The number of dormer windows is limited to a maximum of two per facade. <p><u>View Sharing</u></p>	<p>The proposed additions include windows and other articulation elements.</p> <p>A covered entry at least 1.5m deep is provided.</p> <p>The site is not a corner allotment.</p> <p>The proposed development does not include external alterations to the garage.</p> <p>The proposed alterations additions do not involve an attic level. The attic level of the existing dwelling will be replaced by a first storey element.</p>	
---	---	--

<p>g. Development should allow for the reasonable sharing of significant views, including water views and iconic views, in particular:</p> <ul style="list-style-type: none"> • views that have not already been obscured, • views from front and rear boundaries whilst in a standing position, and • views from living and entertainment areas (including kitchens). • Development should allow for the reasonable sharing of significant views by: • appropriately siting the building, • appropriately designing the bulk of the building, • using open materials for balustrades on balconies and decks, and/or • new landscaping comprising a light open foliage. 	<p>No significant views are disrupted by the proposal as the area does not demonstrate any significant views.</p>	
---	---	--

REFERRALS

Internal Referrals	Comment
Development Engineer	Supported
Landscape	Supported
External Referrals	
No external referrals required.	

PUBLIC CONSULTATION

The application was notified in accordance with Council's notification procedures contained within Appendix 1 Consolidated Notification Requirements of the City of Parramatta Community Engagement Strategy. In response one (1) submission was received. The issues raised within the submission is addressed below. Issues have been grouped to avoid repetition.

Issue	Response
<p>Alleges that PCA ignored condition for previously approved alterations and additions to the dwelling approved by Hornsby Council on site</p>	<p>Council cannot question the private certifying authority appointed for the previously approved alterations and additions to the dwelling.</p>

for increase in dwelling was to be redirect rainwater into the street gutter of Stanley Road.	However, if works have occurred where they are not conforming with a Development Consent, Council can investigate if a complaint is made.
Concern raised in regard to additional hardstand area proposed directly into Dence Park at the south-eastern corner of the property.	If the application was being recommended for approval, conditions of consent would be imposed as given by Council's Development Engineer to ensure additional hardstand area does not result in rainwater being directed to adjoining properties
Objection to any proposal that will increase the overshadowing of the objector's property	<p>The proposed development would not result in detrimental sunlight loss to the side (southern) adjoining property.</p> <p>The private open space of the side (southern) adjoining property will achieve a minimum of 3 hours in at least 50% of the area at 9AM and 12PM. The proposed development would result in minor sunlight loss to side northern facing windows of the adjoining dwelling on side (southern) adjoining property. Due to the orientation of the site, some overshadowing of the adjoining southern property is inevitable. However, if the dwelling were to achieve a height permissible with the standard, the sunlight loss the adjoining property would be reduced.</p>

Amended Plans

Yes

Summary of amendments:

- Amended plans were received by Council demonstrating a reduced maximum height of the alterations and additions to the dwelling from 10.92m to 9.5m. An amended Clause 4.6 justification statement was also received by Council.

In accordance with Page 6 of Appendix 1 Consolidated Notification Requirements of the City of Parramatta Community Engagement Strategy "*Amended Applications*" the application did not require re-notification as the amended application is considered to be substantially the same development and does not result in a greater environmental impact.

CONCILIATION CONFERENCE

On 11 December 2017, Council resolved that:

"If more than 7 unique submissions are received over the whole LGA in the form of an objection relating to a development application during a formal notification period, Council will host a conciliation conference at Council offices."

Conciliation Conference – Not Required

The application received one (1) unique submission during the formal notification period and as a result a Conciliation Conference was not required to be held.

OTHER MATTERS

The proposal involves substantial demolition of and alterations and additions to the existing dwelling on the site. Reference is made to *Coorey v Municipality of Hunters Hill [2013] NSWLEC 1187*. The Planning principle assists Council in determining whether a development application is more accurately identified as 'alterations and additions' or the demolition and construction of a new dwelling.

Under this criteria, the proposed works would be considered to be 'alterations and additions' noting:

Qualitative issues

- The proposed alterations and additions will present in a form similar to the existing dwelling. The proposed variation to the height standard for the site may, however, be visible from street view.
- The proposal includes the removal of some landscaped area from the site. The site would continue to achieve a sufficient landscaped area.
- The proposal will not impact upon the item of landscaping heritage at the rear adjoining site.
- No additional structures would be demolished or altered if the proposal were to be approved.
- The proposal would remain as a residential use as approved.
- An area at the rear of the proposed alterations and additions to the dwelling would exceed the height standard identified for the site which may result in a minor change to the existing streetscape.
- The access to the dwelling from the front of the site would be similar to the existing access. The access to the rear and side yards would also be similar to the existing access.
- The outlook from within the building would not be greatly changed as a consequence of the proposed development.
- The proposed demolition of the existing structure would be extensive. However, the building envelope, roof form, materials, and colours of the proposed reconstructed dwelling would be alike to the design of the existing dwelling.

Quantitative issues

- The existing site coverage is 22.21%, the proposed site coverage is 28.2%.
- The only existing non-compliance with a numerical control currently on the site is in regards to floor area under a DCP control. Considering the large size of the site, the proposed increased floor area is not considered to exacerbate non-compliance.
- The building envelope would be maintained as similar at the front of the dwelling, with additional envelope space to the rear north-eastern area and rear south-eastern area.

- The proposed boundary setbacks would be similar to the existing boundary setbacks. The existing minimum front setback is 9.89m, the proposed is 9.67m. The existing minimum side setback is 5m, the proposed is 5m. The existing minimum rear setback is 11.8m, the proposed is 11.8m.
- The numerical degree of landscaping on the site would be changed from 48.62% to 43.7%.
- The floor space ratio on the site could be changed from 0.375:1 to 0.458:1.
- The roof form at the front of dwelling would be similar to the existing pitched roof form. The proposal includes the continuation of a pitched roof form to the rear south-eastern area of the dwelling where a flat roof is currently demonstrated. However, the majority of the proposed roof form is similar to the existing roof form.
- No change is proposed to the existing car parking provisions within the existing basement garage.
- The application does not propose major cut or fill works.
- The retained portion of the building would be the basement and the floor levels of the ground floor. However, the reconstructed building would bear resemblance to the existing building.

DEVELOPMENT CONTRIBUTIONS

A Development Contribution is not required to be paid.

BONDS

In accordance with Council's Schedule of Fees and Charges, the developer will be obliged to pay Security Bonds to ensure the protection of civil infrastructure located in the public domain adjacent to the site.

A condition of consent relating to the payment of a Security Bond would have been imposed, if the application was recommended for approval.

EP&A REGULATION 2000

Applicable Regulation considerations including demolition, fire safety, fire upgrades, compliance with the Building Code of Australia, compliance with the Home Building Act, PCA appointment, notice of commencement of works, sign on work sites, critical stage inspections and records of inspection have been addressed by appropriate consent conditions, refer to Appendix 4.

Refusal

After consideration of the development against Section 4.15 of the Environmental Planning and Assessment Act 1979, and the relevant statutory and policy provisions, the proposal *is not* suitable for the site and *is not* in the public interest. Therefore, it is recommended that the application be *refused*.

RECOMMENDATION

REFUSAL

That Local Planning Panel refuse DA/127/2022 for the following reasons:

1. Environmental Planning and Assessment Act 1979

The subject Development Application does not promote good design and amenity of the built environment and is therefore inconsistent with Clause 1.3(g) of the Environmental Planning and Assessment Act 1979.

2. Hornsby Local Environmental Plan 2013

The subject Development Application is inconsistent with:

- (a) The objectives prescribed as appropriate for the site constraints and development potential of the locality in Clause 4.3 Height of buildings of the Hornsby Local Environmental Plan 2013.
- (b) The grounds seeking to justify contravention to Clause 4.3 Height of buildings as unreasonable and unnecessary under Clause 4.6 of the Hornsby Local Environmental Plan 2013.

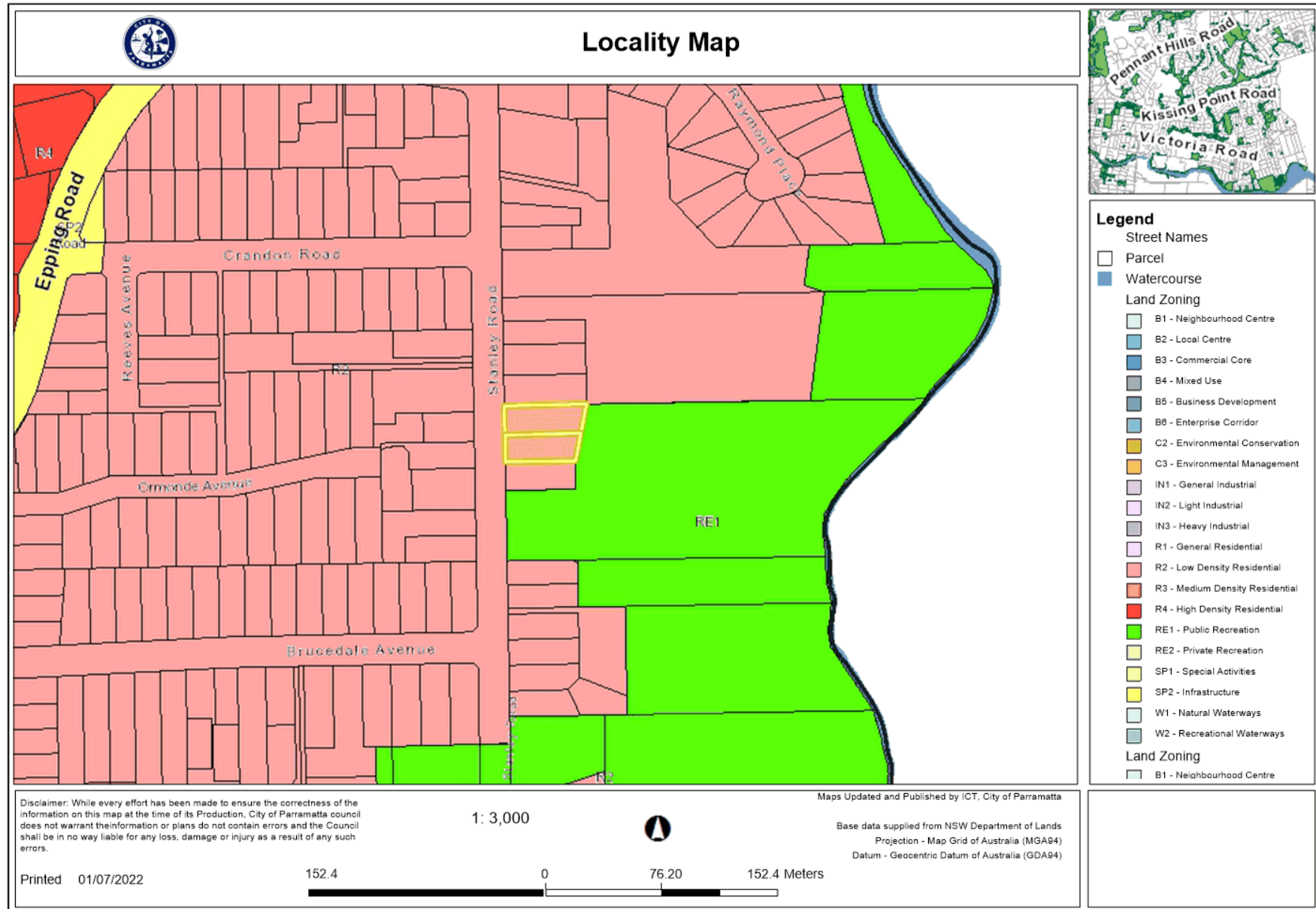
Under Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979

3. Hornsby Development Control Plan

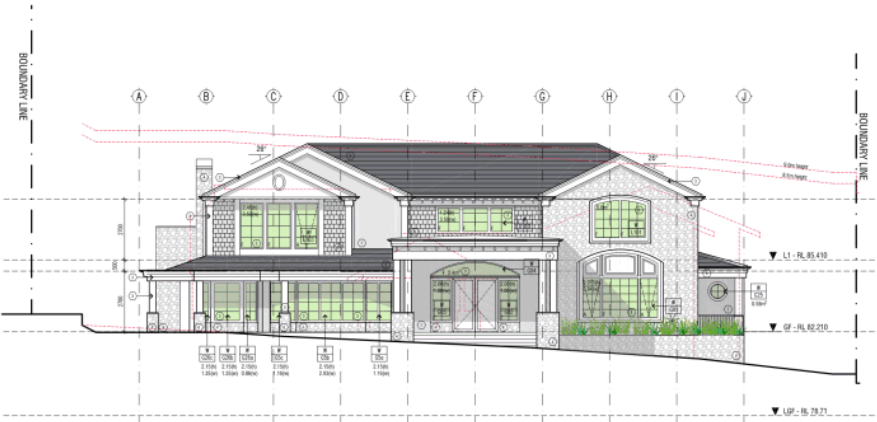
The subject Development Application is inconsistent with:

- (a) The desired outcome and prescriptive measures for height under Part 3 3.1.1 Scale of the Hornsby Development Control Plan 2013.

Under Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979







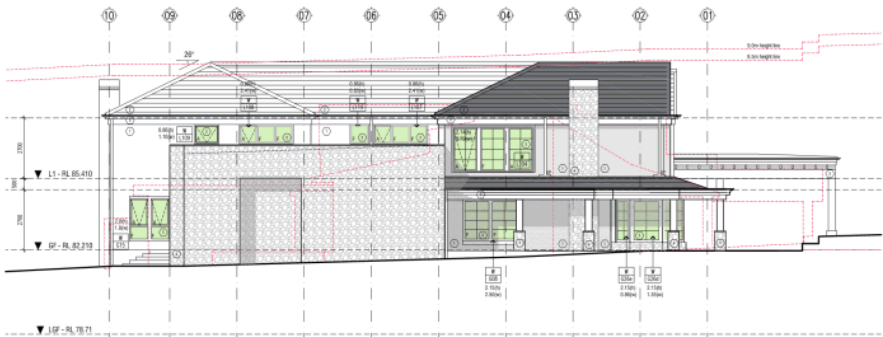
01 | WEST ELEVATION



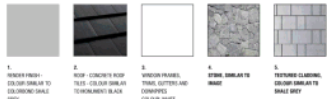
02 | SOUTH ELEVATION



03 | EAST ELEVATION



04 | NORTH ELEVATION



06 | MATERIAL SCHEDULE

- DEMOLITION/ OUTLINE OF EXISTING HOUSE
F FIXED WINDOW
F-FR FIXED FROSTED WINDOW
B BIFOLD DOOR
A AWNING WINDOW
A-FR AWNING FROSTED WINDOW

DEVELOPMENT APPLICATION

[illegible]



01 | STREETScape ELEVATION FROM STANLEY ROAD
1:100

-- DEMOLITION OUTLINE OF EXISTING HOUSE

DEVELOPMENT APPLICATION

<p>THESE PLANS AND DRAWINGS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. ANY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF EPPING DEVELOPMENT APPLICATIONS ACT 2010 AND THE EPPING DEVELOPMENT APPLICATIONS REGULATIONS 2010.</p>	<p>30 STANLEY ROAD, EPPING</p>	<p>STREETScape ELEVATION</p>	<p>NOV 2020</p>	<p>1:100 @ A1</p>	<p>1901 DA-SR-302</p>	<p>BB</p>
---	--------------------------------	------------------------------	-----------------	-------------------	-----------------------	-----------



Clause 4.6 Variation Request Building Height 30 STANLEY ROAD, EPPING





QUALITY ASSURANCE	
PROJECT:	Clause 4.6 – Height
ADDRESS:	30 Stanley Road, Epping
LOT/DP:	Lot 1 in DP 25650 and Lot 2 in DP 25650
COUNCIL:	City of Parramatta
AUTHOR:	Think Planners Pty Ltd

Document Management				
Date	Purpose of Issue	Revision	Reviewed	Authorised
4 November 2021	Co-ordination	Draft	BD	BD
12 November 2021	Lodgement Issue	Final	BD	BD
26 May 2022	Height lowered	Updated	BD	BD



CONTENTS

<u>CLAUSE 4.6 DEPARTURE – HEIGHT</u>	<u>4</u>
BACKGROUND	4
<u>LAND AND ENVIRONMENT CASE LAW</u>	<u>6</u>
<u>CONSIDERATION OF CLAUSE 4.6</u>	<u>7</u>
<u>CONCLUSION</u>	<u>11</u>



CLAUSE 4.6 DEPARTURE – HEIGHT

BACKGROUND

This revised Clause 4.6 departure has been prepared in support of a revised development application that seeks approval for substantial alterations to the existing 2 -3 storey dwelling on the site including:

- Basement level - Provision of an additional storage area adjacent to the existing garages , relocation of the bathroom and installation of a passenger lift that provides access to all three levels;
- Ground floor - Substantial changes to the internal layouts, increased ground floor footprint by extension of the floor plate predominantly to the side and rear and relocation, removal on the step between the north and south portions of the dwelling, reduction in bedrooms on this level from 3 to 2 and provision of larger Port Cochere as well as outdoor living spaces. Approval is also sought to relocate the southern driveway further towards the south as well as alterations to the internal driveway to the basement to improve manoeuvrability;
- First Floor – Provision of additional floorspace by the connection of the separated portions of the first floor, altering finished floor levels, extension of the floor plate to the side and rear, increasing from 3 to 4 bedrooms on this level and from one bathroom to five on this level; and
- Changes to the elevations to reflect the above changes.

The site is identified by Hornsby LEP 2013 as having a mapped height of 8.5m with the development seeking to vary this control with the ridge of the pitched roof having a height of up to 9.5m. It is noted that the exhibited and Council adopted future Parramatta Harmonisation LEP will result in the site having a mapped height on 9m.

Given that the 8.5m height control is a development standard a clause 4.6 departure is required to seek to vary this standard.

A detailed discussion against the relevant provisions of Clause 4.6 are provided below with further discussion against the relevant case law 'tests' set down by the Land and Environment Court. As shown on the sections below, the proposed development varies the height control to a portion of the lift overrun.

Section drawings are provided overleaf to demonstrate the nature of the departure and the portion of the building height control that is exceeded.



Figure 1: Section (Source: L Form Architects)

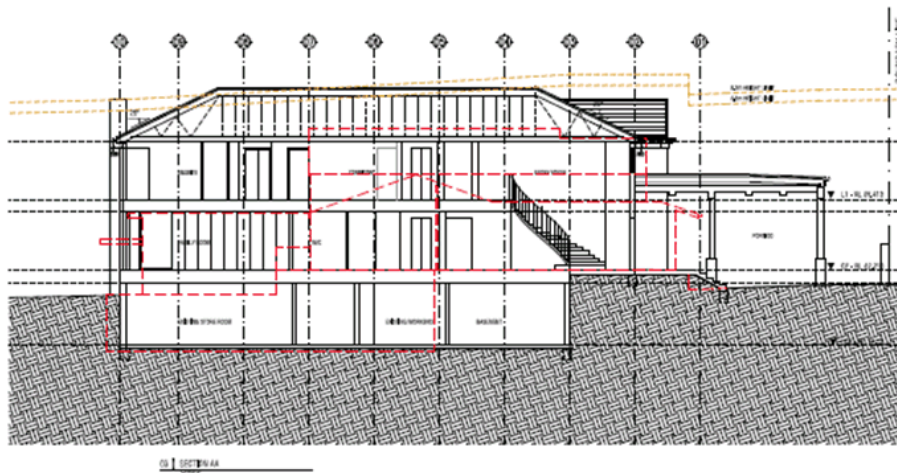
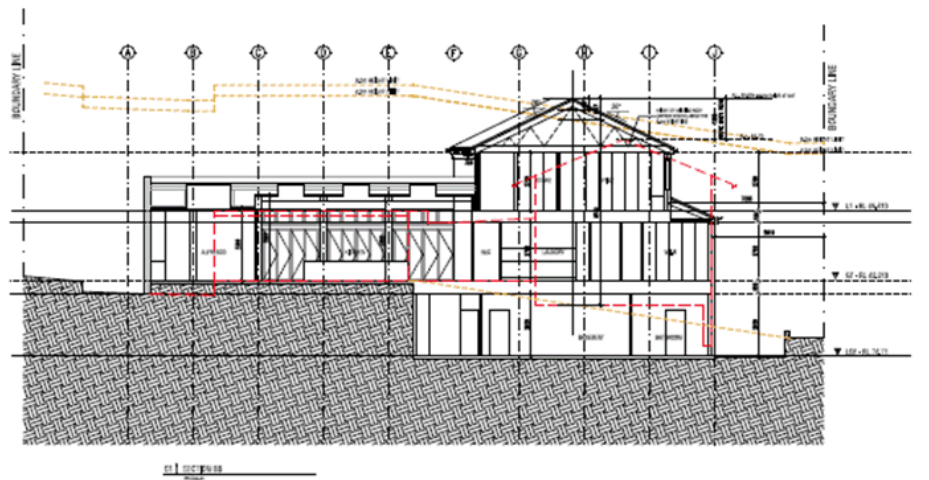


Figure 2: Section (Source: L Form Architects)



As illustrated above (with the lower yellow dashed line representing an 8.5m height plane) the departure predominantly relates to a small portion of the new pitched roof above a small portion of the dwelling with no habitable floor space breaching the 8.5m height control.



The proposal presents the following departures to the height controls:

- The height, relative to natural ground level, equates to 9.5m or a 1m or 12.1% departure.

Having regards to the exhibited and Council adopted future Parramatta Harmonisation LEP 2020 that we believe is certain but not imminent at this point, the proposal will present the following departure to the future 9m LEP height control:

- The height, relative to natural ground level, equates to 9.5m or a 500mm or 5.5% departure.

It is noted that the as lodged development application sought approval for a ridge line of 10.9m, which was a 2.4m or 28.2% departure but as a results of Council's advice that this departure could not be supported, the dwelling has been substantially reduced in height,

LAND AND ENVIRONMENT CASE LAW

The decision by Chief Judge Preston in a judgement dated 14 August 2018 in the matter of *Initial Action Pty Ltd v Woollahra Council* confirmed that the absence of impact was a suitable means of establishing grounds for a departure and also confirmed that there is no requirement for a development that breaches a numerical standard to achieve a 'better outcome'. However more recent developments in the law in *RebelMH Neutral Bay Pty Limited v North Canterbury Council* [2019] NSWCA 130 have set out to confirm that the approach taken in *Al Maha Pty Ltd v Huajun Investments Pty Ltd* [2018] NSWCA 245 ('*Al Maha*') is also relevant. In simple terms, *Al Maha* requires that a Clause 4.6 departure will have only adequately addressed Clause 4.6(3) if the consent authority is satisfied the matters have been demonstrated in the Clause 4.6 request itself- rather than forming a view by the consent authority itself. This Clause 4.6 request demonstrates the matters if Clause 4.6 (3).

The key tests or requirements arising from recent judgements is that:

- The consent authority be satisfied the proposed development will be in the public interest because it is "consistent with" the objectives of the development standard and zone is not a requirement to "achieve" those objectives. It is a requirement that the development be compatible with the objectives, rather than having to 'achieve' the objectives.
- Establishing that 'compliance with the standard is unreasonable or unnecessary in the circumstances of the case' does not always require the applicant to show that the relevant objectives of the standard are achieved by



the proposal (Wehbe “test” 1). Other methods are available as per the previous 5 tests applying to SEPP 1, set out in Wehbe v Pittwater.

- When pursuing a clause 4.6 variation request it is appropriate to demonstrate environmental planning grounds that support any variation; and
- The proposal is required to be in ‘the public interest’.

In relation to the current proposal the keys are:

- Demonstrating that the development remains consistent with the objectives of the maximum building height standard;
- Demonstrating consistency with existing streetscape;
- Demonstrating compliance with objectives of the R2 zone; and
- Satisfying the relevant provisions of Clause 4.6.

This Clause 4.6 Variation request deals with the maximum building height matters in turn below.

CONSIDERATION OF CLAUSE 4.6

Clause 4.6 of the Hornsby Local Environmental Plan 2013 provides that development consent may be granted for development even though the development would contravene a development standard. This is provided that the relevant provisions of the clause are addressed, in particular subclause 3-5 which provide:

- (3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
 - (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*
- (4) *Development consent must not be granted for development that contravenes a development standard unless:*
 - (a) *the consent authority is satisfied that:*
 - (i) *the applicant’s written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - (ii) *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the*



objectives for development within the zone in which the development is proposed to be carried out, and

(b) the concurrence of the Secretary has been obtained.

(5) In deciding whether to grant concurrence, the Secretary must consider:

(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and

(b) the public benefit of maintaining the development standard, and

(c) any other matters required to be taken into consideration by the Secretary before granting concurrence.

Each of these provisions are addressed in turn.

Clause 4.6(3)

In accordance with the provisions of this clause it is considered that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case as the underlying objectives of the control are achieved. The objectives of the maximum height development standard are stated as:

(1) The objectives of this clause are as follows—

(a) to permit a height of buildings that is appropriate for the site constraints, development potential and infrastructure capacity of the locality.

The current development proposal is consistent with the underlying intent of the control based on the following:

- The site that comprises two allotments contains one large executive dwelling. Given the density of the development the increased height of the building will not result in any additional demand for infrastructure in the locality.
- The site is large site of 1823m² which is atypical of residential allotment sizes in the immediate predict. The existing dwelling on the site is three storeys that comprises of a lower level of car parking and two levels above. The existing dwelling contains disjointed split levels and a first floor level that is not connected. The substantial alterations and additions address this and provide a connected first floor. Given this and the slope of the site to the rear as well as the desire to continue to provide a pitched roof on the dwelling a small portion of the dwelling will exceed the height control. Accordingly given the unique constraints of the site the minor height departure is warranted;
- As illustrated by the streetscape diagram provided overleaf, the altered dwelling will continue to present as a two storey dwelling in a garden setting. The streetscape elevation shows the two adjoining dwellings and clearly demonstrates that the proposed alterations and additions to the existing dwelling is compatible with adjoining developments and the overall streetscape.



- Figure 3 Streetscape Elevation (Source: L Form Architects)



- The proposed variation is minor in nature and the building exhibits a bulk and scale that is consistent with the existing and desired future character of the locality- noting compliance with the setback controls applying to the site indicate a suitable density and bulk and scale relative to the existing and desired future character of the precinct;
- The variation does not result in any additional unacceptable overshadowing of adjoining properties given the extensive setback provided.
- The proposal provides for a better planning outcome as the same floorspace could be provided within the dwelling and the height departure avoided if a flat roof and a minor redesign occurred. The provision of a pitched roof is a common theme in the locality and ensures that the rhythm of pitched rooves is maintained.. Therefore, the response has been to maximise the streetscape appearance of the dwelling;
- The proposal has been designed to ensure that privacy impacts are mitigated against and that the proposal will not obstruct existing view corridors.
- The development has a proposed FSR of 0.46:1 that is consistent with the future FSR of 0.5:1 that will apply to the site when the exhibited and Council adopted Draft Parramatta Harmonisation LEP 2020 is made. This demonstrates that the height departure is not a result of additional or unreasonable yield being achieved on the site;;
- The minor departure to the height limit does not result in any unacceptable opportunities for overlooking;



As outlined above the proposal remains consistent with the underlying objectives of the control and as such compliance is considered unnecessary or unreasonable in the circumstances as the objectives are achieved notwithstanding the numerical non-compliance.

The above discussion demonstrates that there are sufficient environmental planning grounds to justify the departure from the control.

Clause 4.6(4)

In accordance with the provisions of Clause 4.6(4) Council can be satisfied that this written request has adequately addressed the matters required to be demonstrated by Clause 4.6(3). As addressed the proposed development is in the public interest as it remains consistent with the objectives of the Height control and of the zone objectives that are stipulated as:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The proposal provides for the housing needs of the community and the resultant dwelling is compatible with the existing and likely future character of this low density residential area, particularly as noted by the streetscape elevation.

Clause 4.6(5)

The Secretary (of Department of Planning and Environment) can be assumed to have concurred to the variation. This is because of Department of Planning Circular PS 18–003 'Variations to development standards', dated 21 February 2018. This circular is a notice under 64(1) of the *Environmental Planning and Assessment Regulation 2000*. A consent granted by a consent authority that has assumed concurrence is as valid and effective as if concurrence had been given.

The points contained in Clause 4.6 (5) are a matter for consideration by the consent authority however the following points are made in relation to this clause:

- a) The contravention of the Height limit does not raise any matter of significance for State or regional environmental planning given the nature of the development proposal and unique site attributes associated with the subject site; and
- b) There is no public benefit in maintaining the development standard as it relates to the current proposal. The departure from the height control is acceptable in the circumstances given the underlying objectives are achieved and it will not



set an undesirable precedent for future development within the locality particularly when considering the proposal is consistent with the bulk and scale and building heights of nearby and approved dwellings.

CONCLUSION

The proposed development meets the underlying intent of the control and is a compatible form of development that does not result in unreasonable environmental amenity impacts.

The design response aligns with the intent of the control and provides for an appropriate transition to the adjoining properties.

The proposal promotes the economic use and development of the land consistent with its zone and purpose.

The objection is well founded and taking into account the absence of adverse environmental, social or economic impacts, it is requested that Council support the development proposal.

Strict compliance with the prescriptive maximum height requirement is unreasonable and unnecessary in the context of the proposal and its circumstances. The proposed development meets the underlying intent of the control and is a compatible form of development that does not result in unreasonable environmental amenity impacts.

The objection is well founded and considering the absence of adverse environmental, social or economic impacts, it is requested that Council support the development including the departure to the maximum height control.

The proposal will not have any adverse effect on the surrounding locality and is consistent with the future characterised envisioned for the subject area. The proposal promotes the economic use and development of the land consistent with its zone and purpose. Council is requested to invoke its powers under Clause 4.6 to permit the variation proposed.

The objection is well founded and taking into account the absence of adverse environmental, social or economic impacts, it is requested that Council support the development proposal.

DEVELOPMENT APPLICATION

ITEM NUMBER	5.2
SUBJECT	OUTSIDE PUBLIC MEETING: 4 Moses Way, WINSTON HILLS (Lot 4 DP 270717)
DESCRIPTION	Section 4.55(2) modification of DA/876/2016 for the construction of a 2-storey dwelling. The modification includes: 1. Removal of swimming pool and addition of courtyard/terrace area, 2. Increase to Level 1 balcony off the main bedroom and removal of operable awning, 3. Adjustment of side setback on eastern elevation, 4. Adjustment of side setback on western elevation, 5. Change of guest bedroom to laundry, 6. Change of laundry to walk-in pantry, 7. Addition of retaining walls on boundary, and 8. Addition of store area under previously approved swimming pool.
REFERENCE	DA/876/2016/C - D08572418
APPLICANT/S	Mr A Atia
OWNERS	Mr C Abouhamad
REPORT OF	Group Manager Development and Traffic Services
RECOMMENDED	Refusal

DATE OF REPORT 1 JULY 2022**REASON FOR REFERRAL TO LPP**

In accordance with City of Parramatta's *Development & Traffic Services Business Rules October 2020*, development applications with a variation to a development standard greater than 10% are to be determined by the Parramatta Local Planning Panel (PLPP).

EXECUTIVE SUMMARYSite Details

The subject site currently accommodates a 2-storey dwelling which has been constructed and is currently occupied.

Site History

- The application was lodged on 14 April 2021.
- The applicant was sent a request for information on 20 May 2021 identifying the following issue:
 - Revised BASIX Certificate Required
 - Full architectural were required to do a full and proper assessment
 - Potential exceedance in Floor Space Ratio
 - Exceedance in building height
 - Privacy and overlooking

- Potential overshadowing. Requested shadow diagrams
 - Retaining walls in the rear that breach the requirement of the Conditions of consent
- No amended plans were submitted

This report before the Panel is written based on the plans submitted during lodgment.

Development Proposal

The modification application seeks the following amendments to the development:

Council is satisfied that the modification proposal is substantially the same from a quantitative and qualitative point of view to the original development.

Key Issues

Council's determinative concerns with respect to this proposal are outlined below:

Building Height

Clause 4.3 of the Parramatta LEP 2011 establishes a maximum building height of 9 metres for the subject site. The plans submitted with the modification indicate a maximum building height of 10.22 metres, or a variation of 1.22 metres or 13.5%.

The variation to building height was not acknowledged by the applicant and therefore a Clause 4.6 Statement was not submitted.

Floor Space Ratio

Clause 4.4 of the Parramatta LEP 2011 establishes a maximum Floor Space Ratio of 0.5:1 for the subject site. The original application was approved with a floor space ratio of 0.499:1. The plans submitted with the modification do include details of all habitable floors and based on the proposed changes to development, Council can confidently assume that the modified proposal exceeds the maximum floor space ratio for the site.

The variation to floor space ratio was not acknowledged by the applicant and, although not explicitly required, a justification was not provided.

Earthworks

The original conditions of consent required the approved earthworks to maintain the integrity of an existing drainage easement at the rear of the site. The modified proposal includes earthworks over the easement which is not supported.

Setbacks

The proposed modification has reduced the side setback which is not supported.

Landscaping

A reduction in the provided landscaping has occurred as part of the modification due to the changes to the dwelling which is not supported.

Visual and Acoustic Privacy

The modified first floor rear terrace has been extended and potentially impacts the visual and acoustic privacy of surrounding developments. The proposed changes are not supported.

Overshadowing

The submitted plans do not accurately show the full extent of shadows cast by the proposed development. Council cannot undertake a full and proper assessment any potential impacts from the development to the adjoining properties.

BASIX

Despite the extent of amendments proposed, an updated BASIX Certificate was not submitted. Council is not prepared to condition an updated BASIX Certificate in this instance.

RECOMMENDATION

- (a) **That** the Parramatta Local Planning Panel (PLPP), exercising the functions of the consent authority, **refuse** the proposed modification to DA/876/2016/C, variations to clause 4.3 *Height of Building* and Clause 4.4 *Floor Space Ratio* to the Parramatta LEP 2011, and numerous noncompliance under the SEPP (BASIX) 2009, Parramatta LEP 2011 and Parramatta DCP 2011.
- (b) **Further, that** the submitters be advised of the decision.

REASONS FOR REFUSAL




1. In accordance with Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the proposal does not satisfy the requirements of the State Environmental Planning Policy (BASIX) 2004 since an amended BASIX certificate was not submitted
2. In accordance with Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the proposal does not comply with Clause 4.3 *Height of Building* of the Parramatta Local Environmental Plan 2011;
3. Insufficient information was submitted for Council to undertake a full and proper assessment with respect to *Clause 4.4 Floor Space Ratio* of the Parramatta Local Environmental Plan 2011 in accordance with Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*.

4. In accordance with Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the proposal does not comply with Clause 6.2 *Earthworks* of the Parramatta Local Environmental Plan 2011;
5. In accordance with Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, the proposal does not comply with Part 3.1.3 *Preliminary Building Envelope* of the Parramatta Development Control Plan 2011 regarding non-compliances with *side setbacks* and *landscaped area*;
6. In accordance with Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, the proposal does not comply with Part 3.2.1 *Building Form and Massing* of the Parramatta Development Control Plan 2011;
7. In accordance with Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, the proposal does not comply with Part 3.3.3 *Visual and Acoustic Privacy* of the Parramatta Development Control Plan 2011;
8. Insufficient information was submitted for Council to undertake a full and proper assessment with respect to Part 3.3.5 *Solar access* of the Parramatta Development Control Plan 2011 in accordance with Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*.
9. In accordance with Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, the proposal does not comply with Part 3.3.6 *Water Sensitive Urban Design* of the Parramatta Development Control Plan 2011;
10. In accordance with Section 4.15(1)(c) of the *Environmental Planning and Assessment Act 1979*, the proposal is not suitable for the site.
11. In accordance with Section 4.15(1)(e) of the *Environmental Planning and Assessment Act 1979*, the proposal is not in the public interest.

Najeeb Kobeissi

Development Assessment Officer

ATTACHMENTS:

1	 Assessment Report	13 Pages
2	 Locality Map	1 Page
3	 Plans used during assessment	2 Pages
4	Internal Plans used during assessment (confidential)	2 Pages



Parramatta City Council

File No: DA/876/2016/C

ASSESSMENT REPORT – Environmental Planning & Assessment Act 1979

SUMMARY

APPLICATION DETAILS

DA No:	DA/876/2016/C
Property:	Lot 4 DP 270717 4 Moses Way, WINSTON HILLS, NSW 2153
Proposal:	Section 4.55(2) modification of DA/876/2016 for the construction of a 2-storey dwelling. The modification includes: <ol style="list-style-type: none"> 1. Removal of swimming pool and addition of courtyard/terrace area, 2. Increase to Level 1 balcony off the main bedroom and removal of operable awning, 3. Adjustment of side setback on eastern elevation, 4. Adjustment of side setback on western elevation, 5. Change of guest bedroom to laundry, 6. Change of laundry to walk-in pantry, 7. Addition of retaining walls on boundary, and 8. Addition of store area under previously approved swimming pool.
Date of receipt:	14 April 2021
Applicant:	Mr A Atia
Owner:	Mr C Abouhamad
Property owned by a Council employee or Councillor:	The site is not known to be owned by a Council employee or Councillor.
Political donations/gifts disclosed:	None disclosed on the application form.
Submissions received:	1
Conciliation Conference Held:	No
Pre-lodgement Meeting Held:	No
Recommendation:	Refusal
Assessment Officer:	Najeeb Kobeissi

LEGISLATIVE REQUIREMENTS

List of relevant provisions under section 4.15(1)(a) of the Environmental Planning and Assessment Act 1979	<ul style="list-style-type: none"> • State Environmental Planning Policy (SEPP) – (Resilience and Hazards) 2021 • SEPP (Building Sustainability Index: BASIX) 2004 • SEPP (Transport and Infrastructure) 2021 • SEPP (Biodiversity and Conservation) 2021 • Parramatta Local Environmental Plan (LEP) 2011 • Parramatta Development Control Plan (DCP) 2011
Zoning	R2 – Low Density Residential
Heritage	No

Heritage Conservation Area	No
Bushfire Prone Land	No
Integrated development	No
Clause 4.6 variation	No
Delegation	Parramatta Local Planning Panel (PLPP) – the proposal includes a departure from a development standard that exceeds 10%, which includes modification applications.

SITE HISTORY

13 January 2017	Approval was granted to DA/876/2016 for the <i>Construction of a 2-storey dwelling</i> .
13 August 2018	Withdrawal of modification application DA/876/2016/A was completed. The modification to DA/876/2016 for <i>construction of a 2-storey dwelling</i> included removal of condition 18.
14 June 2019	Approval was granted to modification application DA/876/2018/B. The modification to DA/876/2016 for <i>construction of a 2-storey dwelling</i> included 1. Removal of vertical blade screen in the north elevation from; 2. Removal of steel channel located in entry; 3. Removal of stainless-steel cables climbing plants; 4. Change of window configuration to first floor bedroom No.2.
14 April 2021	Modification application DA/876/2016/C was lodged with Council and is the subject of this report.

CURRENT SITE CONDITIONS

The subject site currently accommodates the proposed 2 storey dwelling under construction.

The site was inspected on 20/05/2021.

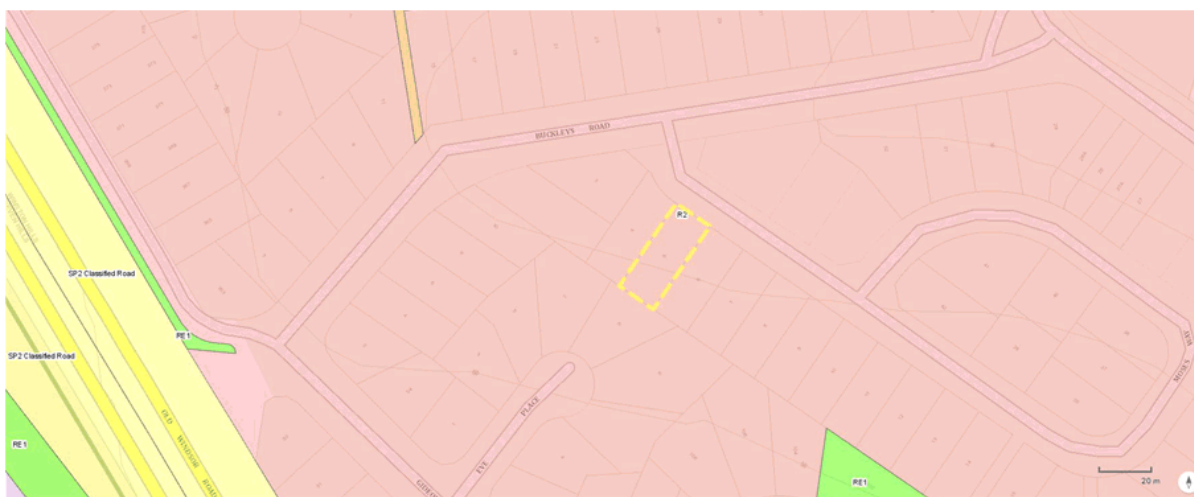


Figure 1: Land Zoning Map (Source: NSW Planning Portal)



Figure 2: Aerial image of the subject site and surrounding context (Source: Nearmaps)

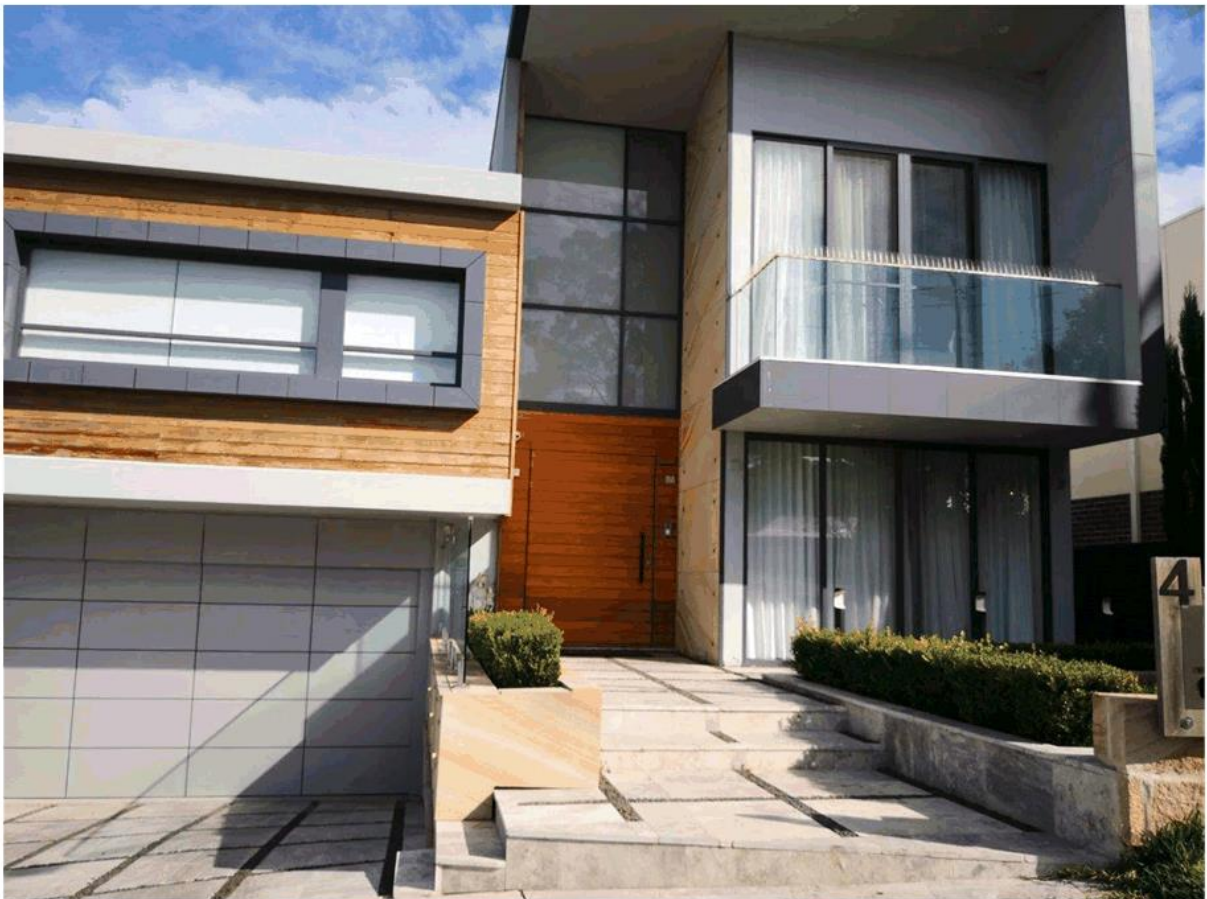


Figure 3: Subject site viewed from the street (Source: Site Inspection Photos)



Figure 3: Subject site viewed from the street (Source: Google Maps)

Site History

- The application was lodged on 14 April 2021.
- The applicant was sent a request for information on 20 May 2021 identifying the following issue:
 - o Revised BASIX Certificate Required
 - o Full architectural were required to do a full and proper assessment
 - o Potential exceedance in Floor Space Ratio
 - o Exceedance in building height
 - o Privacy and overlooking
 - o Potential overshadowing. Requested shadow diagrams
 - o Retaining walls in the rear that breach the requirement of the Conditions of consent
- No amended plans were submitted

This report is written based on the plans submitted during lodgement.

THE PROPOSAL

Consent is sought to modify the approved *construction of a 2-storey dwelling* as follows:

1. Removal of swimming pool and addition of courtyard/terrace area,
2. Increase to Level 1 balcony off the main bedroom and removal of operable awning,
3. Adjustment of side setback on eastern elevation,
4. Adjustment of side setback on western elevation,
5. Change of guest bedroom to laundry,
6. Change of laundry to walk-in pantry,
7. Addition of retaining walls on boundary, and
8. Addition of store area under previously approved swimming pool.

Have the works been completed?	Yes
Has the consent lapsed?	Yes
Lapsing date of consent:	18 January 2022

ASSESSMENT UNDER SECTION 4.55

SECTION 4.55(2)	
(a) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and	The consent, as modified, would result in a development that is substantially the same as the original development. See further assessment below.
(b) it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and	There were no conditions relating to this application that were as a result of consultation with a public authority.
(c) it has notified the application in accordance with: (i) the regulations, if the regulations so require, or (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and	The modification was notified in accordance with Appendix 1 of Council's Consolidated Notification Requirements.
(d) it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.	All submissions received were considered as part of the assessment of this modification.

In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15 (1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.	An assessment against the relevant matters contained within s4.15 are addressed further in this report.
ASSESSMENT OF WHETHER THE PROPOSAL IS SUBSTANTIALLY THE SAME	
<p>In considering whether the development is substantially the same, the applicant bears the onus of satisfying the consent authority that the modified development is substantially the same as the original development (<i>Vacik Pty Ltd v Penrith City Council</i>, unreported, 24 February 1992). In this judgement, Stein J states that it is not appropriate to simply say that the nature of the development, in this case the use of the site as a residential flat building, as amended would be the same use and therefore substantially the same development. Stein J goes on to say that it is necessary to consider whether the proposed modified development would be essentially or materially or having the same essence as that which had been originally approved. These comments are reiterated in Trinvass Pty Ltd v The Council of the City of Sydney [2018] NSWLEC 77.</p>	
Bignold J in his decision in <i>Moto Projects No 2 Pty Limited v North Sydney Council</i> [1999] 106 LGERA 298, states that:	
<p><i>"The requisite factual finding obviously requires a comparison between the development, as currently approved, and the development as proposed to be modified. The result of the comparison must be a finding that the modified development is "essentially or materially" the same as the (currently) approved development.</i></p>	
<p><i>The comparative task does not merely involve a comparison of the physical features or components of the development as currently approved and modified where that comparative exercise is undertaken in some type of sterile vacuum. Rather, the comparison involves an appreciation, qualitative, as well as quantitative, of the developments being compared in their proper contexts (including the circumstances in which the development consent was granted)."</i></p>	
As such, an assessment of the proposed modified development to determine if substantially the same as the original development requires an assessment of the quantitative and qualitative impacts of the modified proposal.	
Quantitative Assessment	
Changes and potential changes to height, floor space ratio, setbacks and landscaping have occurred. These changes are not significant enough to argue that the development is not substantially the same. Discussions on compliance are detailed in the assessment below, however, as a quantitative assessment, the proposal is still substantially the same.	
Qualitative Assessment	
The proposal is still for the construction of a two-story dwelling. The proposed modifications do not alter that definition, nor is the proposal significantly changed to be considered a new development. While new issues have been raised, as a qualitative assessment, the proposal is still substantially the same.	
Conclusion	
Based on the above assessment, the modified development is substantially the same as the original approved development as the development is materially the same in terms of use, intensity and environmental impacts.	
ENVIRONMENTAL PLANNING INSTRUMENTS	
SEPP	COMMENTS
SEPP (RESILIENCE AND HAZARDS) 2021	The provisions of the SEPP were considered in the assessment of the original application. This proposal does not change the assessment.
SEPP (BASIX) 2004	<p>An amended BASIX certificate should have been lodged with this modification.</p> <p>The proposal alters the floor plans and removes the swimming pool from the design. A revised BASIX Certificate was required to be submitted in accordance with the requirements of the SEPP BASIX 2004.</p>

	The proposed modification does not comply with the requirements of the State Environmental planning Policy (BASIX) 2004.
SEPP (TRANSPORT AND INFRASTRUCTURE) 2021	The provisions of the SEPP were considered in the assessment of the original application. This proposal does not change the assessment.
SEPP (BIODIVERSITY AND CONSERVATION) 2021	The provisions of the SEPP were considered in the assessment of the original application. This proposal does not change the assessment. There has been no additional tree removal proposed.

PARRAMATTA LOCAL ENVIRONMENT PLAN 2011			
CLAUSE	ORIGINAL DA	MODIFICATION	COMPLIANCE
Cl. 4.3 Height of buildings	8.9m	10.22m 13.5% (1.22m) Variation from the development standard. 14.8% (1.32m) variation from the original approval. See below discussion.	No

The height of dwelling was measured as 8.9m under the original DA. Refer to Figure 4.

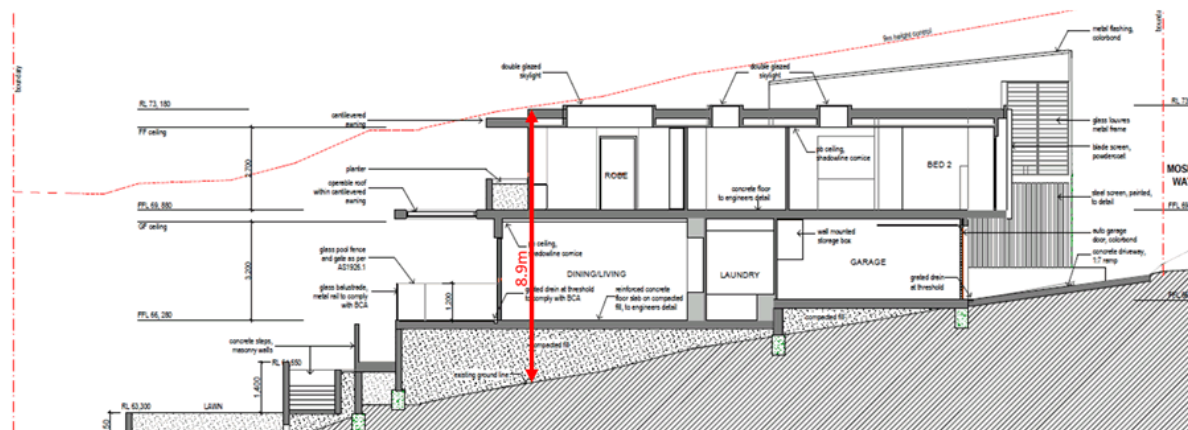


Figure 4: Section Extract from approved DA/876/2016

The height of the building was not modified from DA/876/2016 to modification application DA/876/2016/B. Refer to Figure 5.

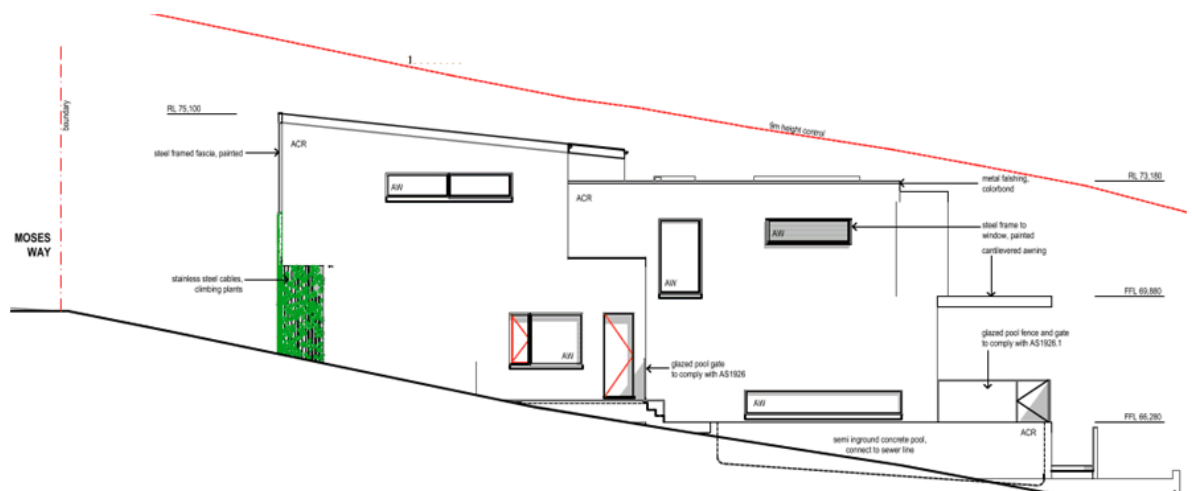


Figure 5: West Elevation Extract from approved DA/876/2016/B

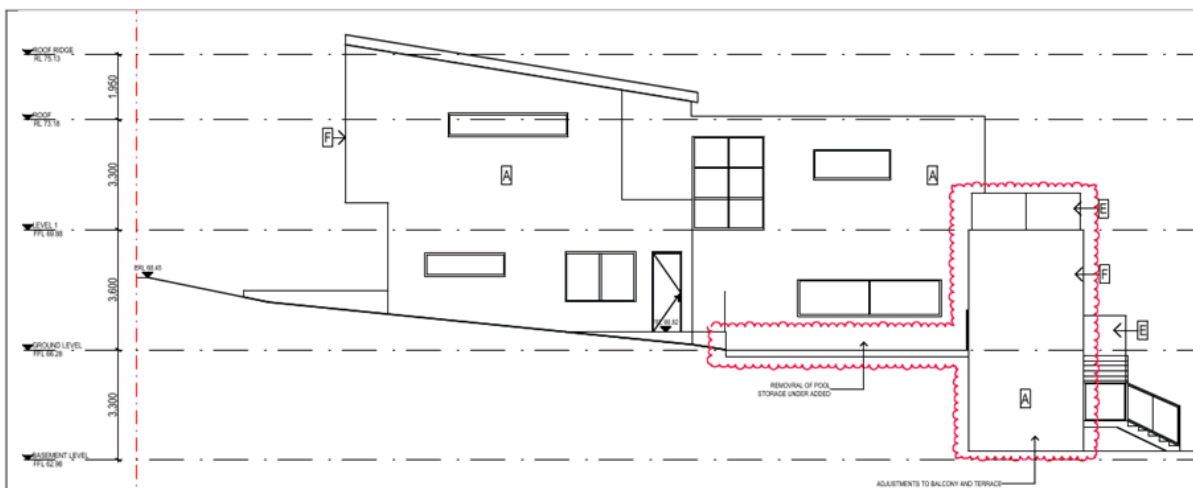


Figure 6: West Elevation Extract from approved DA/876/2016/B

The approved building height at the front of the dwelling was approved at RL 75.1m. The proposed modification has increased the height of the front of the building to RL 75.73m measured in relation to the Australian Height Datum (AHD). The resulting height at the front of the building is at 9.1m measured from the natural ground level (RL 66.63). This creates a variation of 1.1% (0.1m). Refer to Figure 6 above.

The cantilevered awning over the rear balcony on the first floor has been raised 300mm to be level with the roof slab. The RL of the roof at the awning is 73.28m with the natural ground level measured at 63.06m at the southeast corner of the awning. The measured height is 10.22m which is a variation of 13.5% (1.22m). Refer to Figure 6 above.

Figure 7 below shows the modifications to the height of the dwelling between DA/876/2016/B and DA/876/2016/C. Additionally, note the variation to the NGL.

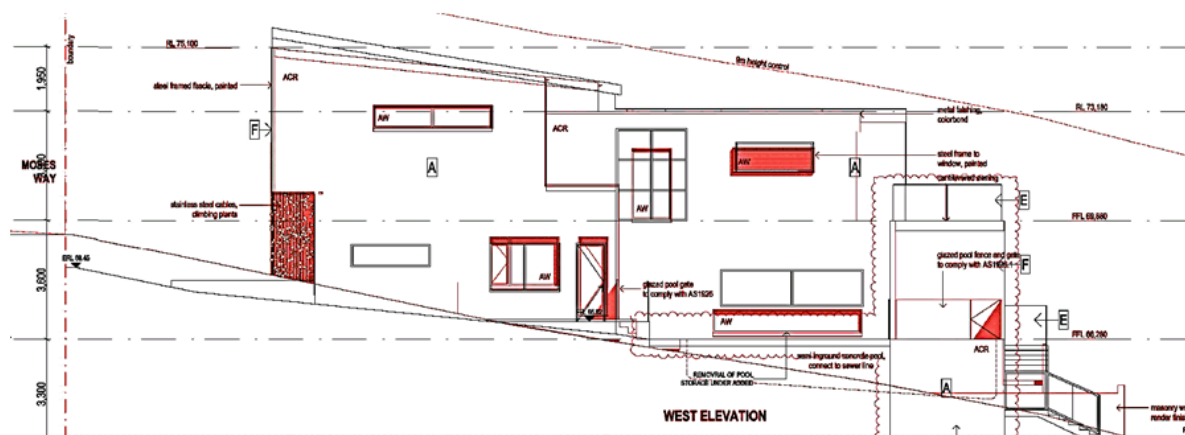


Figure 7: Approved West Elevation (DA/876/2016/B) overlaid on the currently proposed West elevation (DA/876/2016/C)

Applications assessed under Section 4.55 of the Environmental Planning and Assessment Act 1979 do not require a Clause 4.6 variation request under the Parramatta Local Environmental Plan 2011. However, the applicant has not identified any variation and has not provided any justification for that variation.

The additional height on site creates unnecessary bulk and scale to the dwelling, does not reinforce and respect the existing character and scale in a low-density residential area.

While the approved plans under DA/876/2016/B are noncompliant, the approved plans are required to be complied with.

Council does not support the additional height proposed under DA/876/2016/C.

CI. 4.4 Floor space ratio	0.499:1 or 286.05m ²	Insufficient information to determine. See below discussion.	No
<p>The applicants Statement of Environmental Effects (SEE) states that an additional store area under the previously approved swimming pool was added. The entrance to this storage space can be seen on the bottom right of the southern elevation, below the newly extended terrace.</p> <p>The proposed storage area does not fit the LEP definition of basement as the finish floor level of the terrace is greater than 1m above the natural ground level. Thus, the floor area of the storage space would count towards the Gross Floor Area of the proposal.</p> <p>A floor plan of the storage space was not provided; therefore, the total proposed area of the dwelling cannot be determined, however it can be assumed that the development would no longer comply with the maximum Floor Space Ratio as any additional floor space on top of the approved development would be non-compliant.</p>			
Max Floor Space Ratio/Gross Floor Area	Approved FSR/GFA	'Remaining' FSR/GFA	
0.5:1 286.25m ²	0.499:1 286.05m ²	0.20m ²	
<p>Additionally, the south-eastern side setback on the ground floor has been reduced by 40mm from 900mm to 860mm according to the plans (SEE states 900mm to 880mm) (See below discussion on side setback under the DCP.) This would result in an increase in the width of the building and also the Gross floor area of the building.</p> <p>Approved Modification DA/876/2016/B does not show an amendment to the south-eastern side boundary. Measurements of the previous approval and the current modification have shown similar, near equal, areas. Understandably, the gross floor area of the proposal would increase, however, Council is unable to make that determination.</p> <p>Applications assessed under Section 4.55 of the Environmental Planning and Assessment Act 1979 do not require a Clause 4.6 variation request under the Parramatta Local Environmental Plan 2011. However, a full and proper assessment cannot be completed due to insufficient, and unclear information.</p> <p>Due to insufficient and unclear information, Council does not support the proposed modification DA/876/2016/C and potential variation to the Floor Space Ratio.</p>			
CI. 5.1A Development on land intended to be acquired for public purposes	The proposal is not identified on the map.		N/A
CI. 5.6 Architectural roof features	An architectural roof feature is not proposed.	No change is proposed	Yes
CI. 5.7 Development below mean high water mark	The proposal is not for the development of land that is covered by tidal waters.		N/A
CI. 5.10 Heritage conservation	The subject site does not contain a heritage item, is not in the vicinity of an item and does not fall within a heritage conservation area.		N/A
CI. 5.10(8) Aboriginal places of heritage significance	The subject site is located within a low sensitivity recorded area.		N/A
CI. 5.21 Flood planning	The site is not identified by council as being flood prone.		N/A
CI. 6.1 Acid sulphate soils	The site is identified as containing Class 5 Acid Sulphate Soil. An Acid Sulphate Soils Management Plan is not required to be prepared.		N/A
CI. 6.2 Earthworks	The proposed earthworks were satisfactory.	The proposed changes to the earthworks at the rear are not acceptable. (See below discussion)	No
<p>The modification to the rear retaining wall impacts the easement running through the rear of the site.</p> <p>Condition 18 of the Conditions of Consent for DA/876/2016 (Condition 19 for DA/876/2016/B) states the following:</p>			

The integrity of the existing drainage easement shall be maintained at all time. No encroachment will be permitted into the existing drainage easement at the rear yard. The final construction drawings submitted for approval with the Construction Certificate application should clearly indicate the existing drainage easement without any encroachments.

Reason: To ensure the existing drainage easement is not interfered with.

The proposed development encroaches onto the drainage pit located in the rear southern corner of the site. By extending over this pit, the proposed development does not comply with the imposed condition.

An objective of Clause 6.2 Earthworks is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, and neighboring uses. An encroachment over the easement may affect its integrity and thus impact on environmental processes it facilitates. This could result on an impact on the neighboring residential uses if the properties are unable to effectively use the easement.

The proposed modification to the earthworks does not satisfy the requirements of Clause 6.2 Earthworks under the Parramatta LEP.

Council does not support the proposed modification.

CI. 6.4 Biodiversity protection	The site is not identified on this map	N/A
CI. 6.5 Water protection	The site is not identified on this map	N/A
CI. 6.6 Development on landslide risk land	The site is not identified on this map.	N/A
CI. 6.7 Affected by a Foreshore Building Line	The site is not located in the foreshore area.	N/A

PARRAMATTA DEVELOPMENT CONTROL PLAN 2011

Part 2 Site Planning

2.4.1 Views and vistas	There are no significant views and vistas from the subject site identified in Appendix 2 of Council's DCP.
2.4.2.1 Flooding	The site is not identified in Council's database as being flood prone.
2.4.2.2 Protection of waterways	The site is not located on/near a waterway
2.4.2.3 Protection of groundwater	The proposal does not impact on groundwater.
2.4.3.1 Sedimentation	Appropriate conditions have been included in the consent.
2.4.3.2 Acid sulphate soils	The proposal does not impact on acid sulphate soils.
2.4.3.3 Salinity	The proposal does not impact on salinity.
2.4.5 Air quality	The proposal does not impact on air quality.
2.4.6 Development on sloping land	The proposal meets the controls.
2.4.7 Biodiversity	The site does not include EEC.
2.4.7.2 Development on land abutting the E2 & W1	The site is not abutting E2 and/or W1 land.
2.4.8 Public domain	The proposal meets the controls.

Part 3 Development Principles – residential accommodation

Development Control	Original DA	Modification	Compliance
3.1.3 Preliminary Building Envelope Tables			
Maximum building height	8.9m	10.22m (refer to assessment discussion under Clause 4.3 <i>Height of buildings</i>)	No
Minimum front setback	5.1-5.6m	No change is proposed	Yes
Minimum side setbacks	0.9m & 1.47m	Reduced to 0.88m and 0.86m. (see below discussion)	No

The required side setback of 900mm is the desired outcome for developments in the area and sets the character of a neighbourhood through built forms and open space. A noncompliance with a side setback is a disruption to that pattern and impact on the neighbourhood character.

Additionally, setbacks are in place to provide visual and acoustic privacy mitigation for developments. A reduction in the minimum requirement to side setbacks increases opportunities for overlooking and acoustic disruptions.

Lastly, a side setback assists in reducing the impact of potential overshadowing of developments on neighbouring properties. Amended Solar diagrams were not submitted properly assess the situation.

The Proposed side setbacks of 880mm and 860mm potentially increase these impacts and will potentially have a detrimental effect on neighbouring properties.

Council does not support the proposed variation to side setbacks.

Minimum rear setback	12.48m	No change is proposed	Yes
Deep Soil zone	171.75m ²	No change is proposed	Yes
Landscaped Area	271.7m ² (47.46%)	Control = 229m ² or 40% Proposed = 194.4m ² or 34% Variation = 34.6m ² or 6% (See below discussion)	No

The reduction in landscaped area can be attributed towards the removal of the pool and changes to some of the building form.

Under the Parramatta DCP 2011, the water surface of swimming pools is counted towards landscaped area. The current modification has replaced the swimming pool with hard paved area, labelled courtyard adjoining the western boundary. With the 'landscaped area' of the swimming pool replaced with a hard paved courtyard, the approved landscape area was reduced.

The proposed variation results in an uncharacteristic, landscaped area regarding the surrounding area.

The proposal can achieve the required 40% landscaped area.

Council does not support the proposed variation to landscaped area.

3.2 Building Elements

3.2.1 Building form and massing	Satisfactory	Not satisfactory (See below discussion)	No
--	--------------	--	-----------

With the proposal exceeding the height limit, and a potential for exceedance in FSR, the additional bulk and scale of the building is uncharacteristic of the area.

The spatial characteristics of the local area are additionally disrupted due to the non-compliance with side setbacks.

With excessive bulk and scale on site, the proposed development disrupts the character of the area and will have impacts on the amenity of neighbouring properties such as privacy and solar access.

The proposal does not achieve the requirement of the DCP.

Council does not support the proposal.

3.2.2 Building façades and articulation	Satisfactory	No change is proposed	Yes
3.2.3 Roof design	Satisfactory	No change is proposed	Yes
3.2.4 Energy efficient design	Satisfactory	An amended BASIX was not submitted. With various design changes and the removal of the swimming pool, A revised BASIX certificate was required but was not submitted.	No
3.2.5 Streetscape	Satisfactory	No change is proposed	Yes
3.2.6 Front Fences	No front fence proposed	No change is proposed	Yes
3.3.2 Private open space (6m dimension)	254.4m ²	No change is proposed	Yes
3.3.3 Visual and Acoustic Privacy	Satisfactory	Not satisfactory (See below discussion)	No

The original application approved a rear terrace on the first floor coming off the master bedroom. The current modification looks to increase the length of the terrace towards the north-western boundary providing a side setback of 880mm. The increased size in the terrace creates greater opportunity for visual privacy impacts to surrounding developments.

The terrace having a side setback of 880mm to the north-western boundary, and no privacy mitigation measures in place, creates privacy impacts to the rear of the neighbouring properties at No. 2 and 3 Moses Way. An amended first floor plan was not submitted to Council in order to do a complete assessment of the proposal.

As discussed previously, setbacks are in place to provide visual and acoustic privacy mitigation for developments. A reduction in the minimum requirement to side setbacks increases opportunities for overlooking and acoustic disruptions.

With incomplete information submitted, Council cannot do a complete and proper assessment of the application.

With the information available and the issues identified, Council does not support the proposal.

3.3.4 Acoustic Amenity	Satisfactory	No change is proposed	Yes
3.3.5 Solar access	Satisfactory	Insufficient information to determine. See below discussion.	No

With increase in building height and reduced setbacks identified, additional overshadowing impacts may occur. The applicant did not submit updated shadow diagrams.

Due to insufficient and incomplete information, Council is not able to do a full and proper assessment of the proposal.

Council does not support the proposal.

3.3.5 Cross Ventilation	Satisfactory	No change is proposed	Yes
3.3.6 Water Sensitive Urban Design	Satisfactory	Not satisfactory (See below discussion)	No

The modification to the rear retaining wall impacts the easement running through the rear of the site.

Condition 18 of the Conditions of Consent for DA/876/2016 (Condition 19 for DA/876/2016/B) states the following:

The integrity of the existing drainage easement shall be maintained at all time. No encroachment will be permitted into the existing drainage easement at the rear yard. The final construction drawings submitted for approval with the Construction Certificate application should clearly indicate the existing drainage easement without any encroachments.

Reason: To ensure the existing drainage easement is not interfered with.

The proposed development encroaches onto the drainage pit located in the rear southern corner of the site. By extending the over this pit, the proposed development does not comply with the imposed condition.

An objective in Part 3.3.6 Water Sensitive Urban Design requires proposals to protect and enhance existing natural or constructed drainage networks. With the retaining wall potentially impacting the easement and encroachment on the drainage pit, the proposal does not satisfy the requirements of the DCP.

Council does not support the proposal.

3.6.2 Parking and vehicular access	2 spaces	No change is proposed	Yes
Swimming Pools	Satisfactory subject to conditions of consent	The pool has been removed from the proposal.	Yes

Part 4 Special Precincts

Heritage & Special Precincts	The subject site is not a heritage item and is not located within a heritage conservation area. Moreover, the subject site is not located in any special precinct.	N/A
---	--	-----

Draft Parramatta Local Environmental Plan 2020

Draft Parramatta LEP 2020 was placed on public exhibition on the 31 August 2020, with exhibition closing on the 12 October 2020. The draft LEP will replace the five existing LEPs that apply within the Local Government Area and will be the primary legal planning document for guiding development and land use decisions made by Council. Whilst the draft LEP must be considered when assessing this application, under cl 4.15(1)(a)(ii), the LEP is neither imminent or certain and therefore limited weight is placed on it. Notwithstanding, the proposal development is consistent with the objectives of the Draft LEP.

REFERRALS

No referrals required

EXTERNAL REFERRALS

No external referrals required.

PUBLIC CONSULTATION

The application was notified in accordance with Council's notification procedures contained within the DCP. In response, 1 submission was received. The issues raised within that submission are addressed below.

Issue	Response
Out of character	Due to various design issues, council considers the proposal to be out of character. Council does not support the proposal.
Overshadowing	Council is unable to determine the impact caused by overshadowing due to insufficient information.
Overlooking/Loss of privacy	The proposal poses various privacy impacts to surrounding properties.
Visual bulk of building	Due to various design issues, council considers the proposal to bulk and scale to be excessive.
Loss of vegetation	The proposed modification does not remove any additional vegetation from the original approval.
Overdevelopment	With a noncompliance with height, a potential noncompliance with FSR, and a reduction to setbacks, Council does consider the proposal to be of a scale greater than intended by the controls.
Loss of property value	Loss of property value is not a matter for consideration under the Environmental Planning and Assessment Act 1979.
Loss of view/outlook	Potential for a loss of views for neighbouring properties is possible due to the excessive bulk and scale, and reduced side setbacks.
Increase in noise	As the works have been completed, there is no suggestion that there will be any increase in noise from this development.
Inadequate storm water drainage	Council approved the stormwater disposal system with the original application, which has not been proposed to be changed under this modification. However, concern is raised with regards to construction close to the existing rear easement.

CONCILIATION CONFERENCE

On 11 December 2017, Council resolved that:

"If more than 7 unique submissions are received over the whole LGA in the form of an objection relating to a development application during a formal notification period, Council will host a conciliation conference at Council offices."

Conciliation Conference – Not Required

The application received 1 unique submission during the formal notification period and as a result a Conciliation Conference was not required to be held.

DEVELOPMENT CONTRIBUTIONS

As the application has been recommended for refusal, the payment of a modified development contribution is not required.

The original DA approval included a condition of consent which requires the payment of a financial contribution based on a percentage of the cost of development.

CONCLUSION

After consideration of the development against Section 4.15 of the Environmental Planning and Assessment Act 1979, and the relevant statutory and policy provisions, the proposal is *not* suitable for the site and is *not* in the public interest. Therefore, it is recommended that the application be *refused*.

RECOMMENDATION

Refusal

That, the Parramatta Local Planning Panel, exercising the function of the consent authority pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979, refuse to modify development consent DA/876/2016 on land at *4 Moses Way Winston Hills* for the following reasons:

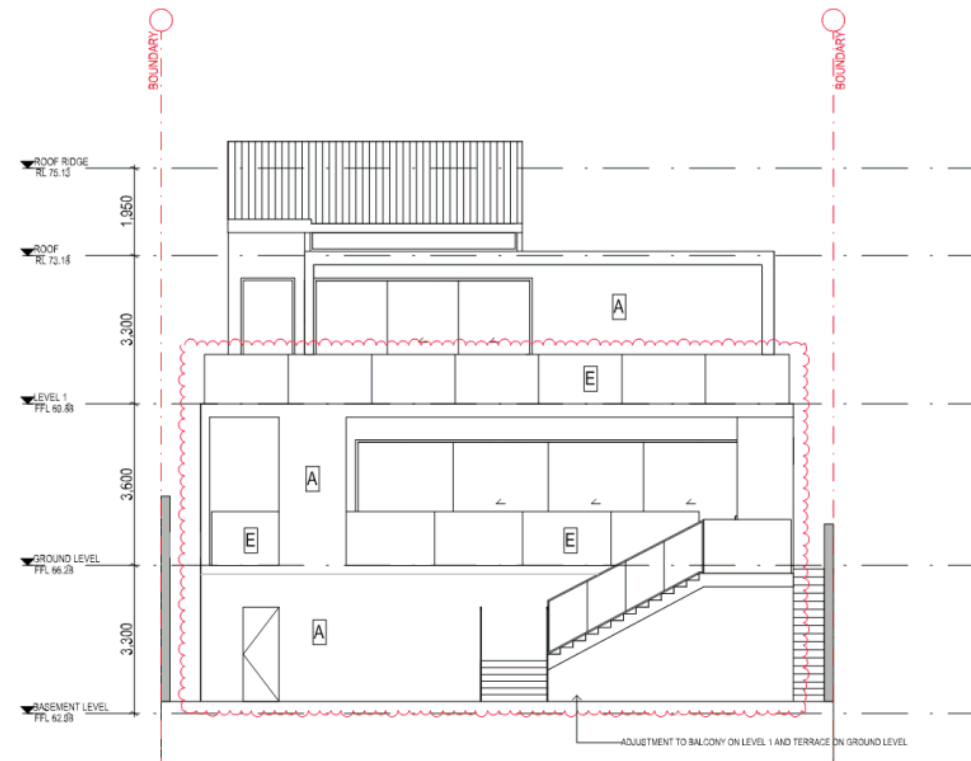
1. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposal does not satisfy the requirements of the State Environmental Planning Policy (BASIX) 2004 as an amended BASIX certificate was not submitted
2. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposal does not comply with Clause 4.3 *Height of Building* of the Parramatta Local Environmental Plan 2011;
3. Insufficient information was submitted for Council to undertake a full and proper assessment with respect to *Clause 4.4 Floor Space Ratio* of the Parramatta Local Environmental Plan 2011 in accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
4. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposal does not comply with Clause 6.2 *Earthworks* of the Parramatta Local Environmental Plan 2011;
5. In accordance with Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposal does not comply with Part 3.1.3 *Preliminary Building Envelope* of the Parramatta Development Control Plan 2011 regarding non-compliances with *side setbacks* and *landscaped area*;
6. In accordance with Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposal does not comply with Part 3.2.1 *Building Form and Massing* of the Parramatta Development Control Plan 2011;
7. In accordance with Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposal does not comply with Part 3.3.3 *Visual and Acoustic Privacy* of the Parramatta Development Control Plan 2011;
8. Insufficient information was submitted for Council to undertake a full and proper assessment with respect to Part 3.3.5 *Solar access* of the Parramatta Development Control Plan 2011 in accordance with Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979.
9. In accordance with Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposal does not comply with Part 3.3.6 *Water Sensitive Urban Design* of the Parramatta Development Control Plan 2011;
10. In accordance with Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, the proposal is not in the public interest.



DA/876/2018/C


4 Moses Way, Winston Hills

Section 4.55(2) modification to a 2 storey dwelling house.



South Elevation
1:100

FINISHES SCHEDULE:

A WALL - ACRYLIC RENDER 'PEARL COAT DULUX WHISPER WHITE'	B CLADDING - SELECTED HARDWARE BOARD; CLEAR OIL FINISH	C CLADDING - SELECTED HARDWARE BOARD; CLEAR OIL FINISH	D GARAGE DOOR - COLORBOND 'MONUMENT'	E FRAMELESS GLASS BALUSTRADE
Issue: A Amendment: ISSUE FOR S4.55 Date: 19/02/2020	LEGEND & MATERIALS  S4.55 CHANGED			ARCHITECT  Suite 12, 16-18 Malvern Ave Chiswick NSW 2187 Registration # 7039 p +61 2 9559 1888 e admin@swagroup.com.au

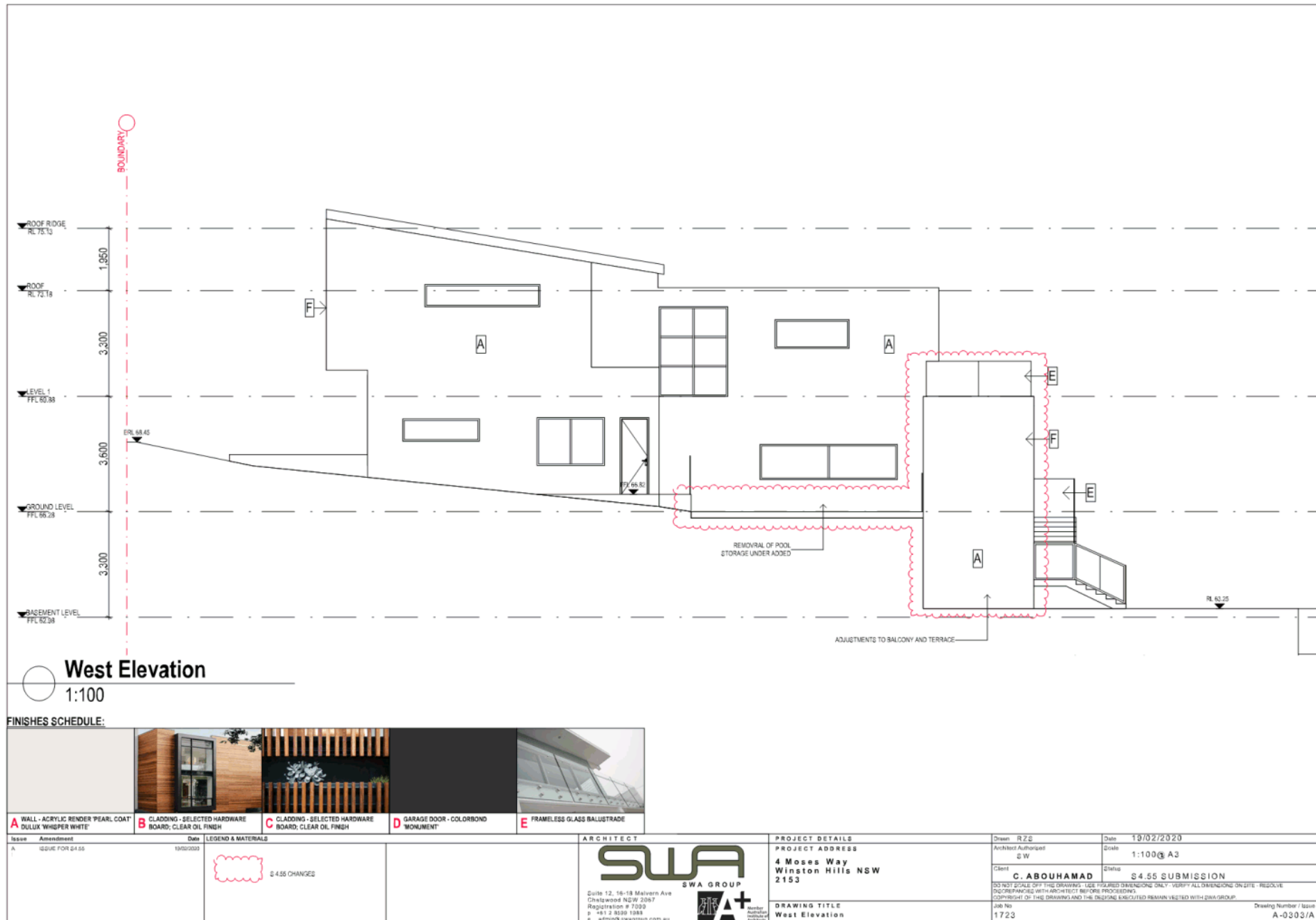
PROJECT DETAILS
PROJECT ADDRESS
 4 Moses Way
 Winston Hills NSW
 2153

DRAWING TITLE
 South Elevation

Drawn: RZG
 Architect Authorised: SW
 Client: C. ABOUHAMAD
 Date: 19/02/2020
 Scale: 1:100 @ A3
 Status: S4.55 SUBMISSION

DO NOT SCALE OFF THE DRAWING - USE FIGURED DIMENSIONS ONLY - VERIFY ALL DIMENSIONS ON SITE - RESOLVE ANY DISCREPANCIES WITH ARCHITECT BEFORE PROCEEDING.
 COPYRIGHT OF THIS DRAWING AND THE DESIGN INCULCATED REMAIN VESTED WITH SWA GROUP

Job No: 1723
 Drawing Number / Issue: A-0304/A



DEVELOPMENT APPLICATION

ITEM NUMBER	5.3
SUBJECT	OUTSIDE PUBLIC MEETING: Lot 80 DP 1271742 Church St (known as 7 Parramatta Square or Parramatta Town Hall)
DESCRIPTION	Alterations and Additions to Parramatta Town Hall local heritage item including 2-storey southern side extension and building identification signage. This application is nominated integrated development under s.90 of the National Parks and Wildlife Act 1974.
REFERENCE	DA/957/2021 - D08292096
APPLICANT/S	Urbis
OWNERS	City of Parramatta Council
REPORT OF	Group Manager Development and Traffic Services
RECOMMENDED	Approval

DATE OF REPORT 29 JUNE 2022**REASON FOR REFERRAL TO LPP**

The application is referred to the Parramatta Local Planning Panel as the application is proposed on Council-owned land and involved the partial demolition of a heritage listed item.

EXECUTIVE SUMMARY

The subject site is legally described as Lot 80 DP 1271749, this lot is 124817.8sq.m and contains the Parramatta Town Hall, 5 Parramatta Square, Parramatta Square Public Domain, Centenary Square Public Domain and Church Street Mall. The proposal involves works to the locally heritage listed Parramatta Town Hall, known as No. 7 Parramatta Square (7PS).

The proposed development is for alterations and additions to Parramatta Town Hall, to provide a new southern annexe, and includes the following key components:

- Demolition and excavation works for site servicing and the new annexe;
- Construction of a two storey addition at the building's southern elevation with operable sliding glass doors;
- Ancillary works including new opening to lift landing in existing building at Level 2 (part of separate development consent), new glazed skylight between new and existing buildings;
- New lift with access to Level 2 meeting rooms;
- New stairs and ramps to east of annexe for access;
- External seating to south of the annexe, facing the public domain;

- Building identification signage;
- Lighting and utility services, including solar panels to the roof of the annexe; and
- Use of the new annexe as a *community facility, function centre and food and drink premises*.

The two storey southern annexe provides an area of 114sqm at ground floor, with a void to the second story. The annexe will be comprised of light, steel columns that support a predominantly glazed, ground floor façade. A significant portion of the ground floor glazing will include operable sliding glass panels to provide access to the annexe.

RECOMMENDATION

That the Parramatta Local Planning Panel, exercising the functions of Council, pursuant to section 4.17 of the *Environmental Planning and Assessment Act 1979*, grant **development consent** to DA/957/2021 for a period of five (5) years within which physical commencement is to occur from the date on the Notice of Determination, subject to conditions of consent.

REASONS FOR APPROVAL






It should be approved for the following reasons:

1. The development is permissible in the B4 Mixed Use Zone and generally satisfies the requirements of the applicable planning provisions.
2. The design of the proposal is sympathetic to the sensitivities of the site, both its heritage significance, and its important civic significance and relationship with Parramatta Square.
3. The development will be compatible with the emerging and planned future character of the area.
4. For the reasons given above, approval of the application is in the public interest.

Paul Sartor

Development Assessment Officer

ATTACHMENTS:

1		Assessment Report & draft conditions	40 Pages
2		Locality Map	1 Page
3		Plans used for Assessment	14 Pages
4		Finishes Schedule	7 Pages
5		Statement of Environmental Effects	48 Pages

REFERENCE MATERIAL



City of Parramatta Council

File No: DA/957/2021

SECTION 4.15 ASSESSMENT REPORT ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

SUMMARY

DA No:	DA/957/2021
Property:	Lot 80 DP 1271742 Church St (known as 7 Parramatta Square or Parramatta Town Hall)
Proposal:	Alterations and additions to Parramatta Town Hall local heritage item including 2-storey southern extension and building identification signage. This application is nominated integrated development under s.90 of the <i>National Parks and Wildlife Act 1974</i> .
Date of receipt:	15 October 2021
Applicant:	Urbis
Owner:	City of Parramatta Council
Property owned by a Council employee or Councillor:	The site is not known to be owned by a Council employee or Councillor.
Political donations/gifts disclosed:	None disclosed on the application form.
Submissions received:	Nil
Conciliation Conference Held:	No
Pre-lodgement Meeting Held:	No
Recommendation:	Approval
Assessment Officer:	Planning Ingenuity (Consultant Planner)

LEGISLATIVE REQUIREMENTS

List of relevant provisions under section 4.15(1)(a) of the Environmental Planning and Assessment Act 1979	<ul style="list-style-type: none"> • State Environmental Planning Policy (SEPP) (Resilience and Hazards) 2021 • SEPP (Transport and Infrastructure) 2021 • SEPP (Biodiversity and Conservation) 2021 • SEPP (Industry and Employment) 2021 • Parramatta Local Environmental Plan (LEP) 2011 • Parramatta Development Control Plan (DCP) 2011
Draft Environmental Planning Instruments	<ul style="list-style-type: none"> • Harmonisation LEP 2020 • Deferred Commencement Parramatta CBD Planning Proposal 2022
Zoning	B4 – Mixed Use and partly RE1 Public Recreation
Heritage	Yes, I650 Parramatta Town Hall (and potential archaeological site), I651 Bicentennial Square and adjoining buildings and I654 Centennial Memorial Clock
Heritage Conservation Area	No

Bushfire Prone Land	No
Integrated development	Yes, under s.90 of the <i>National Parks and Wildlife Act 1974</i>
Clause 4.6 variation	No
Delegation	Local Planning Panel

SITE DESCRIPTION AND CONDITIONS

The subject site is legally described as Lot 80 DP 1271742, and is owned by City of Parramatta Council. The proposal involves works to Parramatta Town Hall, known as No. 7 Parramatta Square (7PS).

The site is zoned **B4 Mixed Use** and partly **RE1 Public Recreation**. Surrounding properties are also zoned B4 Mixed Use, with the Parramatta B3 Commercial Core zone located to the east.

The subject site accommodates Parramatta Town Hall, known as No. 7 Parramatta Square (7PS), which is a two storey building, identified as a heritage item of local significance. Adjoining the Town Hall building is No. 5 Parramatta Square (5PS), which is currently being redeveloped as per DA/476/2019 and will consist of a six storey mixed use development which will be integrated with the Town Hall building. The site also contains the Parramatta Square and Centenary Square Public Domain which consist of pedestrian access to surrounding sites, various public amenities and outdoor recreation facilities.

The site is a part of the Parramatta Square Urban Renewal Precinct located within the Parramatta City Centre.

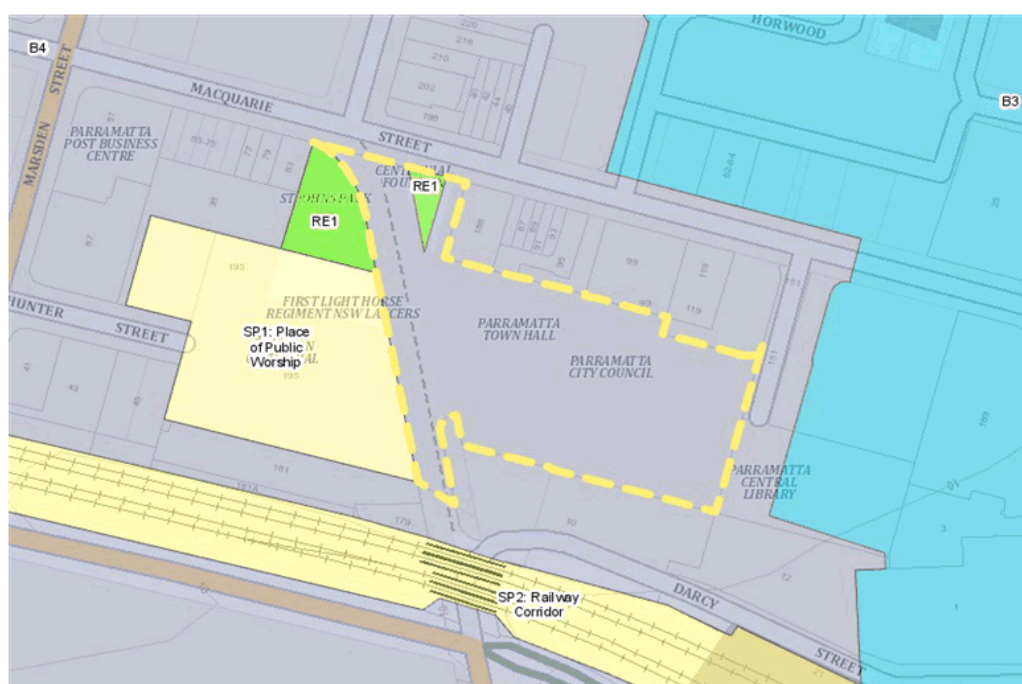


Figure 1: Land Zoning Map (Source: NSW Planning Portal)

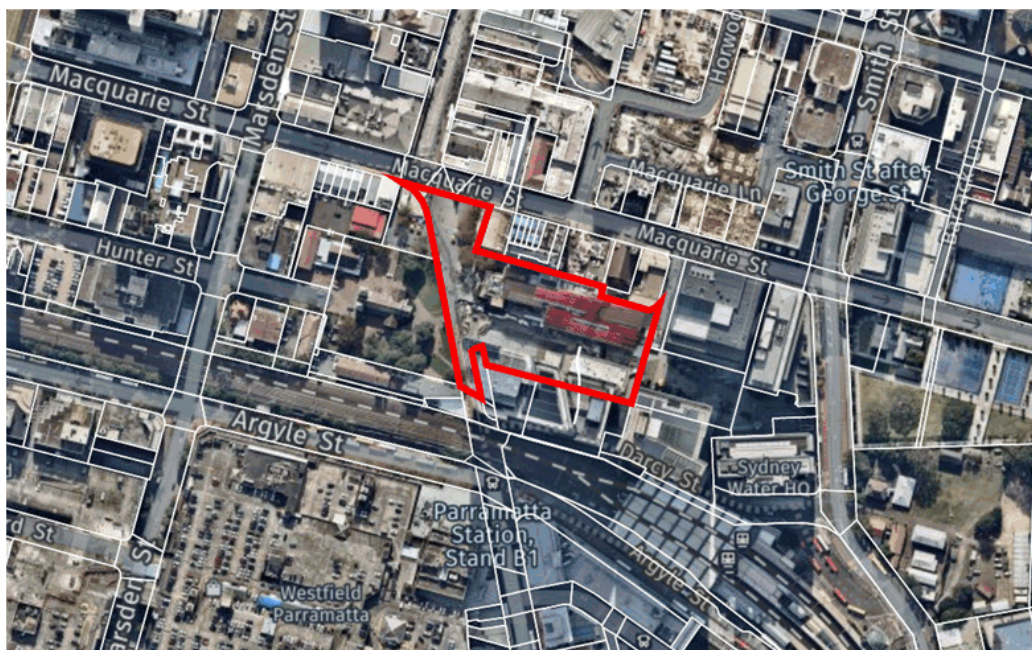


Figure 2: Aerial image of the subject site and surrounding context (Source: Near Map)



Figure 3: Subject site viewed from the west (Source: site inspection photo, 25 May 2022)

RELATED APPLICATIONS	
DA/476/2019 (and subsequent minor amendments)	6 storey community facility extension to rear of Parramatta Town Hall; partial demolition and alterations to rear of Parramatta Town Hall local heritage item; 2 storey basement with connection to adjoining basement; demolition of existing external amenities block; tree removal; public domain and landscape works. The application was determined by the Sydney Central City Planning Panel. Approved 04/12/2019

DA/828/2021	Adaptive reuse of Parramatta Town Hall local heritage item as community facility, food and drink premises (including outdoor dining) and function centre including internal alterations and additions. The use is to be licenced under the Liquor Act 2007. The application was determined by the Sydney Central City Planning Panel. Approved 21/12/2021
DA/405/2022	Partial demolition of the existing corrugated metal roof and construction of new concrete roof and ceiling with rooftop plant area to service air conditioning plant for the operation of 7 Parramatta Square (Parramatta Town Hall). Under assessment

THE PROPOSAL

The proposed development is for alterations and additions to Parramatta Town Hall, to provide a new southern annexe, and includes the following key components:

- Demolition and excavation works for site servicing and the new annexe;
- Construction of a two storey addition at the building's southern elevation with operable sliding glass doors;
- Ancillary works including new opening to lift landing in existing building at Level 2 -, new glazed skylight between new and existing buildings;
- New lift with access to Level 2 meeting rooms;
- New stairs and ramps to east of annexe for access;
- External seating to south of the annexe, facing the public domain;
- Building identification signage;
- Lighting and utility services, including solar panels to the roof of the annexe; and
- Use of the new annexe as a *community facility, function centre and food and drink premises*.

The proposed development is illustrated in Figures 4 to 7 below.

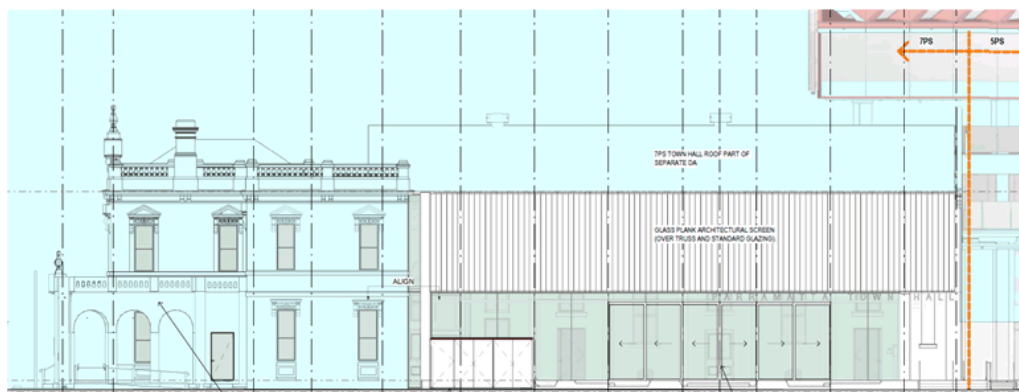


Figure 4: Southern elevation of the proposed development



Figure 5: Perspective of the proposed development (view from south)



Figure 6: Perspective of the proposed development (view from south-east)



Figure 7: Perspective of the proposed development (view from south-west)

The two storey southern annexe provides an area of 114sqm at ground floor, with a void to the second story. The annexe will be comprised of light, steel columns that support a predominantly glazed, ground floor façade. A significant portion of the ground floor glazing will include operable sliding glass panels to provide access to the annexe.

The upper portion of the annexe will comprise glass plank screening (over truss and standard glazing). The façade system comprises cavities and skylights which allows for ventilation, as illustrated in Figure 8. The base of the cavity comprises a maintenance catwalk. A motorised internal blind would be operated in coordination with the actuated awning windows. Services would be located behind a barrisol ceiling within the internal annexe area.

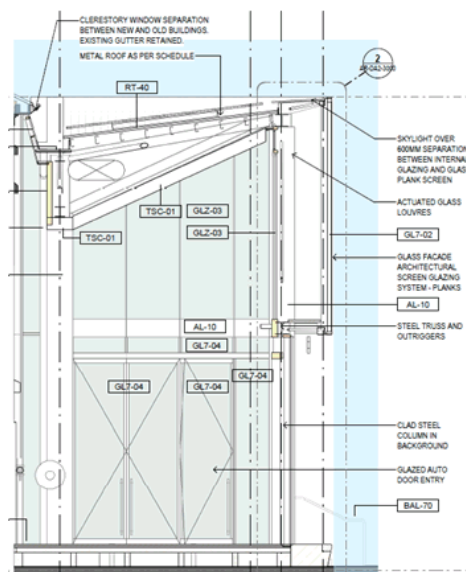


Figure 8: Façade system (Source: Architectural drawing AR-DA2-3000)

An existing fire booster to the south-western corner of the annexe area will be modified to an extended size, with glazed enclosure cladding added. The new proposed lift is located behind the booster and is mostly screened from external view.

Operation

The annexe would be used as a new entry lobby and pre-function space for the Town Hall, as well as accommodating independent small event functions and ancillary food kiosk offerings.

The proposed areas facilitated by the southern annexe and broader Town Hall will operate with approximately 5-7 employees. The overall Town Hall building is expected to accommodate up to 300 visitors during peak hours. The hours of operation for the Southern Annexe will align with the operating hours for the rest of the Town Hall building, as follows:

Monday to Friday	7am to 12am (midnight)
Saturday	8am to 12am (midnight)
Sunday	8am to 10pm

Signage

Proposed signage includes individual suspended lettering spelling the name "Parramatta Town Hall", integrated with the second storey façade of the southern extension. The signage spans a total length of 11.3m with a height of 0.33m (lettering only). The individual letters are a bespoke black powder coated 3mm aluminium material with a translucent white acrylic face. The lettering will be illuminated using LED lights as required.

Proposed signage is shown in Figure 9 below and can be seen in context in Figures 4-7.

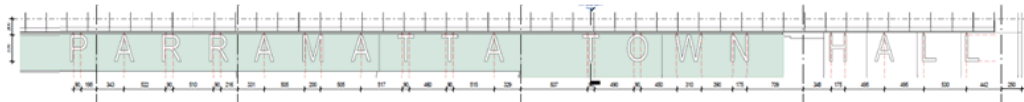


Figure 9: Proposed signage

PERMISSIBILITY - The works are wholly located within the B4 Mixed Use zone under Parramatta LEP 2011. The proposal includes uses which would be defined as a *community facility, function centre, and food and drink premises*, which are permitted in the zone. The proposed development and associated works are permissible with consent.

ZONE OBJECTIVES - The proposed development is consistent with the objectives of the zone.

ENVIRONMENTAL PLANNING INSTRUMENTS

STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

The provisions of the Resilience and Hazards SEPP have been considered in the assessment of the development application.

The issue of site contamination was considered under DA/476/2019 which approved the six storey community facility extension to the rear of Parramatta Town Hall (5PS), including partial demolition and alterations to the rear of Parramatta Town Hall and a 2 storey basement (with connection to adjoining basement) and other related works. Assessment of DA/476/2019 also referenced the prior consent under DA/206/2017 which covered the related early works and bulk excavation. An overarching Remedial Action Plan (RAP) applies to the Parramatta Square area (*Overarching Site Remedial Action Plan, Ref.50746/100723-1, prepared by JBS&G, dated 20 October 2010*).

The proposed works includes minor intrusive works for the proposed lift pit as well as the extent of the southern annexe. Other excavation works in support of the infrastructure services, fire pipe, fire booster, underpinning zones and electric trenches are part of a separate development application. It is noted that the site is known to have archaeological potential and therefore there is a need to minimise excavation and ground disturbance.

The proposed works are not considered to present any additional contamination risk over that already considered under previous approvals and addressed by the overarching RAP. A condition of consent is recommended that requires any new information which comes to light during demolition or construction works which has the potential to alter previous conclusions about site contamination is to be notified to the Council and the principal certifying authority. It is therefore considered that Council can be satisfied in accordance with the requirements of the Resilience and Hazards SEPP that the land is suitable for the proposed use.

STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021	
Clause	Comment
Clause 2.48 – electricity infrastructure	The subject site is not in the vicinity of electricity infrastructure that would trigger the concurrence of the electricity supply authority. Regardless, a referral has been sent to Endeavour Energy who has no objection to the proposal, subject to conditions. Refer to comments under 'Referrals'.
Clause 2.97 – Development adjacent to rail corridors	The subject site is located within the Parramatta Light Rail (PLR) Notification Area. Accordingly, the proposal has been referred to Transport for NSW (TfNSW). Refer to comments under 'Referrals'. TfNSW raise no objection to the proposal and have requested conditions of consent be imposed.
Clause 2.118 – frontage to a classified road	The Parramatta Light Rail (PLR) is a "transitway" and accordingly defined as a "classified road". As such, Clause 2.118 of the SEPP applies to any land along the PLR route, including Macquarie Street and Church Street. The application is considered to be consistent with Clause 2.118 in that it does not impact upon vehicular access or the safety, efficiency or ongoing operation of the classified road. The proposal has been referred to Transport for NSW (TfNSW). Refer to comments under 'Referrals'. TfNSW raise no objection to the proposal and have requested conditions of consent be imposed.
Clause 2.119 - average daily traffic volume of more than 20,000 vehicles	Civic Place is not open to traffic and therefore has an average daily traffic volume of less than 20,000 vehicles per day. As such, clause 2.119 is not applicable to the development application.
STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021	
<p>Chapter 10 of this SEPP, which applies to the whole of the Parramatta local government area, aims to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways by establishing planning principles and controls for the catchment as a whole.</p> <p>The nature of this project and the location of the site are such that there are no specific controls which directly apply, with the only relevant objective being improved water quality. Given the proposal will result in no change to impermeable area, the proposal is not anticipated to have any discernible impact on water quality.</p>	
STATE ENVIRONMENTAL PLANNING POLICY (INDUSTRY AND EMPLOYMENT) 2021	
Chapter 3 of the Industry and Employment SEPP aims to ensure that signage is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations, and is of high-quality design and finish. Assessment criteria for signage is set out in Schedule 5 of the SEPP, which is considered below. The proposed signage is considered to meet the assessment criteria.	
Assessment Criteria	
Consideration	Compliance
1 Character of the area	
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	Yes
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	N/A

2 Special areas	
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	No
3 Views and vistas	
Does the proposal obscure or compromise important views?	No
Does the proposal dominate the skyline and reduce the quality of vistas?	No
Does the proposal respect the viewing rights of other advertisers?	N/A
4 Streetscape, setting or landscape	
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	Yes
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	Yes
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	No
Does the proposal screen unsightliness?	N/A
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	No
Does the proposal require ongoing vegetation management?	No
5 Site and building	
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	Yes
Does the proposal respect important features of the site or building, or both?	Yes
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	Yes
6 Associated devices and logos with advertisements and advertising structures	
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	Yes
7 Illumination	
Would illumination result in unacceptable glare?	No
Would illumination affect safety for pedestrians, vehicles or aircraft?	No
Would illumination detract from the amenity of any residence or other form of accommodation?	No
Can the intensity of the illumination be adjusted, if necessary?	No
Is the illumination subject to a curfew?	Yes. A condition of consent is recommended to be imposed permitting illumination within approved trading hours only.
8 Safety	
Would the proposal reduce the safety for any public road?	No
Would the proposal reduce the safety for pedestrians or bicyclists?	No
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	No

LOCAL ENVIRONMENTAL PLAN – Parramatta LEP 2011	
Development standard	Compliance
Height of buildings	No applicable height of building standard. No change to the existing height is proposed.
Floor space ratio	The proposal will result in an additional 114sqm of GFA. The proposal will continue to comply with the 8:1 maximum FSR for the site, noting that the existing Town Hall building and 5PS (approved under DA/476/2019 with an FSR of 1.3:1) is well below the 8:1 FSR.
Development on land intended to be acquired for public purposes	The site is not identified on the map.
Architectural roof features	An architectural roof feature is not proposed.
Development below mean high water mark	The proposal is not for the development of land that is covered by tidal waters.
Heritage conservation	<p>Parramatta Town Hall is identified as a heritage item and potential archaeological site (Item I650) of local significance. The site is also located in close proximity to a number of other heritage items including:</p> <ul style="list-style-type: none"> • I653 - Warden's cottage (verger's cottage) • I719 - Leigh Memorial Uniting Church • I652 – Murray's Building (and potential archaeological site) • I654 – Centennial Memorial Clock • I651 – Bicentennial Square and adjoining buildings • I01805 - St John's Anglican Cathedral <p>A Heritage Impact Statement and Aboriginal Cultural Heritage report has been submitted with the application. The application has been reviewed by Council's heritage officer and Heritage NSW as delegate for the NSW Heritage Council as required by Clause 5.10(7). Refer to comments under 'Referrals'.</p>
Acid sulphate soils	The site comprises Class 4 and 5 acid sulfate soils (ASS). Clause 6.1 requires consent, and an acid sulfate soils management plan (ASSMP) for works more than 2m below the natural ground surface or which will lower the water table by more than 2m. The proposal does not include any such works.
Earthworks	The proposed works includes minor intrusive works for the proposed lift pit as well as the extent of the southern annexe. Other excavation works in support of the infrastructure services, fire pipe, fire booster, underpinning zones and electric trenches are part of a separate development application. It is noted that the site is known to have archaeological potential and therefore there is a need to minimise excavation and ground disturbance.
Flood planning	The site is identified as being subject to 'low risk' flooding and is located within a 1% AEP (1:100) area. The proposed development is unlikely to create any additional flood risk on the site.
Biodiversity protection	The site is not identified on this map.
Water protection	The site is not identified on this map.
Development on landslide risk land	The site is not identified on this map.

Affected by a Foreshore Building Line	The site is not located in the foreshore area.
Design Excellence	The proposal is not subject to the requirement for a competitive design process. Whilst it is within a key site (i.e. the broader Parramatta Square precinct), it has a capital investment value less than \$10 million, and the height is not greater than 55m. Notwithstanding, the proposal has been considered by Council's Design Review Panel. Refer to comments under 'Referrals'.
Car Parking	Clause 7.3 sets out maximum car parking provision for the City Centre related to particular land uses. The proposal does not include any car parking provision (noting that car parking is provided for as part of the Parramatta Square super basement), and therefore complies with the <i>maximum</i> car parking requirement.
Sun Access	Clause 7.4(2) requires that consent must not be granted to development which results in additional overshadowing, between 12 noon and 2pm, on Parramatta Square (identified within the area hatched blue on the Sun Access Protection Map). The proposal will not result in any additional overshadowing within the identified protection area within Parramatta Square between 12 noon and 2pm, as identified by the submitted shadow diagrams.
DEVELOPMENT CONTROL PLAN – Parramatta DCP 2011	
Development standard	Compliance
2.4.8 Public Domain	The proposal will interface with the public domain within Parramatta Square. The proposal will generally enhance the quality of the public domain and provide an attractive, high quality and interesting built form to users of the public domain.
3.2.1 Building Form and Massing	The scale of the proposal is consistent with the scale of the Parramatta Town Hall existing on the site, and surrounding development. The proposed addition will provide a transition between the existing Town Hall building and the new development at 5 Parramatta Square currently under construction to the east of the site.
3.2.5 Streetscape	The proposal provides an appropriate use at the ground floor with appropriate stair and ramp access to the new annexe.
3.3.5 Solar Access and Cross Ventilation	The proposal incorporates a high floor to ceiling height within the proposed addition, and receives sufficient solar access. Ventilation is incorporated into the façade design to ensure air circulation in the space, which will be supplemented with air conditioning and climate control / sun protection measures.
3.4.4 Safety and Security	The new annexe is clearly identifiable from the public domain and allows for passive surveillance to the civic centre.
3.5.1 Heritage – General	A Heritage Impact Statement and Aboriginal Cultural Heritage report has been submitted with the application. The application has been reviewed by Council's heritage officer and Heritage NSW. Refer to comments under 'Referrals'.
3.5.3 Aboriginal Cultural Heritage	An Aboriginal Cultural Heritage report has been submitted with the application. The application has been reviewed by Heritage NSW. Refer to comments under 'Referrals'.

3.6.2 Parking and Vehicular Access	The proposal does not include any car parking provision (noting that car parking is provided for as part of the Parramatta Square super basement). The development at 5 Parramatta Square includes a bicycle storage room with 16 bicycle spaces for staff of both sites to utilise.
4.3.3 Parramatta City Centre	
Building Exteriors	The proposal has been considered by Council's Design Review Panel. Refer to comments under 'Referrals'.
Views	The proposal will not have any impact on the identified views and vistas to be protected.
Pedestrian Access and Mobility	The proposed stair and ramp entry to the annexe is considered appropriate.
4.3.3.7(b) Parramatta Square	
Building Form	The proposed addition is generally consistent with the pattern of buildings within Parramatta Square and will not impact on the central public open space provided. The proposal has been designed with consideration of the heritage item and provides an appropriate design response to protect the heritage significance of the site and integrate the Town Hall building with the new development under construction at 5 Parramatta Square. The proposal will not result in any shadowing to the protected area within the Square during 12pm-2pm mid-winter.
Access, Parking and Servicing	The proposal will not impact upon the required pedestrian access routes through Parramatta Square.
HARMONISATION LEP 2020	
Draft Parramatta LEP 2020 was placed on public exhibition on 31 August 2020, with exhibition closing on 12 October 2020. The draft LEP will replace the five existing LEPs that apply within the Local Government Area and will be the primary legal planning document for guiding development and land use decisions made by Council. Whilst the draft LEP must be considered when assessing this application, under cl 4.15(1)(a)(ii), the LEP is neither imminent or certain and therefore limited weight is placed on it. Notwithstanding, the proposal development is consistent with the objectives of the Draft LEP.	
DEFERRED COMMENCEMENT PARRAMATTA CBD PLANNING PROPOSAL 2022	
This site is subject to the Parramatta CBD Planning Proposal. The LEP amendment under the Planning Proposal was notified with a deferred commencement provision on 6 May 2022 and is referred to as Parramatta Local Environmental Plan 2011 (Amendment No 56). The provisions of the plan will come into effect on 14 October 2022.	
The primary focus of the Planning Proposal is to strengthen the economic function of the Parramatta CBD and increase its capacity for new housing, employment, business, recreation and cultural opportunities. The amended planning controls will allow for the delivery of extra jobs and homes in the CBD.	
The vision is for new buildings to define streets and public spaces to deliver a comfortable, functional and attractive public domain, while the towers above are tall and slender and are set back to allow daylight, views and circulation of air to the streets and public spaces below.	

REFERRALS	
Internal Referrals	Comment
Design Excellence Panel	<p>The application is not subject to the Design Excellence requirements under PLEP 2010 requiring a Design Competition, and therefore does not require formal consideration by the Design Excellence Panel. Notwithstanding, the Design Excellence Panel for 5 Parramatta Square (being Kim Crestani, Olivia Hyde (GANSW) and Bob Nation AO (Proponent's Representative for Parramatta Square)) was reconvened to review the proposal.</p> <p>The Panel reviewed the preliminary concepts for the proposal in August 2020, and the Applicant subsequently presented the proposal to the Panel on 6 April 2022. Amendments were made to the proposal to reflect feedback provided by the Panel. Upon reviewing the amended plans (subject to this assessment), the Design Excellence Panel members have indicated their support for the application.</p>
Heritage	<p>Council's heritage advisor noted that design refinements were made to the proposal following feedback provided by the Design Review Panel and Council officers. Council's heritage advisor considers that the design of the southern extension is sympathetic to the sensitivities of this site, both its heritage significance, and its important civic significance and relationship with Parramatta Square. Accordingly, the proposal is supported, subject to recommended conditions of consent (included in the proposed conditions).</p>
ESD	<p>Council's ESD advisor has reviewed the proposal and the submitted Section J report, and has raised some concerns, principally regarding thermal performance of the façade design and assumptions regarding achieving the required thermal comfort levels. It is noted that poor thermal performance has been traded off with rooftop photovoltaic (PV) cells, which the ESD advisor notes is allowable under the National Construction Code (NCC).</p> <p>Concern was also raised by the ESD advisor that the location and tilt of the rooftop PV cells may result in adverse glare to neighbouring buildings including 6 & 8PS, and 5PS. A condition of consent is recommended requiring that a reflectivity report is submitted for approval by Council.</p> <p>On balance, it is considered that the application is supported by a Section J report which identifies that NCC requirements have been met. It is noted that the design of the façade of the proposed annexe has been given detailed consideration as part of review and feedback from the Design Review Panel. Importantly, the design of the extension addresses the heritage item and provides design excellence as supported by the Design Excellence Panel.</p>
Public Domain	<p>The Public Domain Team supports the design in principle, but has requested that conditions of consent are imposed to address some minor design aspects related to the interface with Parramatta Square (the proposed stair/bench element), material of the steps, and access compliance. The recommended conditions of consent are included in the proposed conditions.</p>

Traffic	Council's Traffic and Transport section does not have any objection to the proposed development and supports the proposal subject to recommended conditions of consent (included in the proposed conditions).
Waste Management	The proposal satisfies the requirements of Council's controls and can be supported, subject to standard conditions of consent.
Heritage Committee	This application was referred to Council's Heritage Committee on the 20 October 2021, no responses were received.
External Referrals	Comments
Heritage NSW	<p><u>Aboriginal Heritage</u> Heritage NSW notes that the proposal would result in additional ground disturbance along the southern boundary of the land approved under AHIP 4592 and previously assessed as part of the <i>Aboriginal Cultural Heritage Assessment Report "7PS" 7 Parramatta Square 182 – 184 Church Street, Parramatta NSW 2150</i> (Niche 2019). Heritage NSW advise that a variation to the existing AHIP, under section 90 of the <i>National Parks and Wildlife Act 1974</i> can be issued subject to conditions. Recommended conditions of consent from Heritage NSW are included in the proposed conditions.</p> <p><u>European Heritage</u> Heritage NSW notes that the proposal involves impact to the 'Archaeological Conservation Zone' (ACZ) to the south of the Town Hall. Additional information was provided by the Applicant in response to a request from Heritage NSW for further information. Heritage NSW advise that upon review of that material they are satisfied that minimisation of impacts to the ACZ have been considered and that the areas of the ACZ that will be impacted by the proposed works are not expected to contain State significant archaeology. Recommended conditions of consent from Heritage NSW are included in the proposed conditions.</p>
TfNSW	TfNSW recommended conditions of consent be imposed including requirements for protection of TfNSW infrastructure and light rail operations and preparation of a Construction Pedestrian and Traffic Management Plan. The recommended conditions of consent are included in the proposed conditions.
Endeavour Energy	Endeavour Energy notes that there is an easement benefitting Endeavour Energy which currently has no 'Inservice' electricity infrastructure, and indoor substation cables which are currently 'out of service'. Endeavour Energy has requested advice be provided to the applicant.

Section 4.46: Integrated Development

As detailed in the referrals section above, the application is considered Nominated Integrated Development in accordance with Section 4.46 of the EP&A Act 1979. This is integrated under section 90 of the *National Parks and Wildlife Act 1974* due to a variation to an existing AHIP (Aboriginal Heritage Impact Permit).

Two separate AHIPs have been issued for substantial portions of 7PS. This included AHIP 4146 allowing for archaeological test investigation and subsequent partial salvage excavation

and harm to Aboriginal objects under AHIP 4592. AHIP 4592 remains valid, while AHIP 4146 has expired.

This application proposes to amend the current design of 7PS which would result in additional ground disturbance along the southern boundary of the land approved under AHIP 4592 and previously assessed as part of the *Aboriginal Cultural Heritage Assessment Report "7PS" 7 Parramatta Square 182 – 184 Church Street, Parramatta NSW 2150* (Niche 2019).

Following a review of the information provided to Heritage NSW, they provided their support to a variation to existing AHIP 4592, under section 90 of the *National Parks and Wildlife Act 1974* subject to conditions.

The conditions relate to the development and associated footprint, as proposed in the documents and information provided to the Department.

PUBLIC CONSULTATION

The application was advertised for a period of 28 days from 27 October 2021 to 29 March 2022 in accordance with Council's notification procedures. In response no submissions were received.

CONCILIATION CONFERENCE

On 11 December 2017, Council resolved that:

"If more than 7 unique submissions are received over the whole LGA in the form of an objection relating to a development application during a formal notification period, Council will host a conciliation conference at Council offices."

Conciliation Conference – Not Required

The application received no unique submissions during the formal notification period and as a result, a Conciliation Conference was not required to be held.

DEVELOPMENT CONTRIBUTIONS

No section 7.12 contribution is required to be paid under the City of Parramatta CBD Development Contributions Plan 2007 (Amendment No. 5). As detailed under section 1.3 of the plan, this DA would be excluded as this is development undertaken by or on behalf of Council.

BONDS

In accordance with Council's Schedule of Fees and Charges, the developer will be obliged to pay Security Bonds to ensure the protection of civil infrastructure located in the public domain adjacent to the site. A standard condition of consent has been imposed requiring the Security Bond to be paid prior to the issue of a Construction Certificate.

EP&A REGULATION 2021

Applicable Regulation considerations including demolition, fire safety, fire upgrades, compliance with the Building Code of Australia, PCA appointment, notice of commencement of works, sign on work sites, critical stage inspections and records of inspection, have been addressed by appropriate consent conditions.

CONCLUSION

Conditional consent

After consideration of the development application against section 4.15 of the *Environmental Planning and Assessment Act 1979*, and the relevant statutory and policy provisions, the proposed development is suitable for the site and in the public interest. The reasons for the conditions imposed on this application are as follows:

1. To facilitate the orderly implementation of the objectives of the *Environmental Planning and Assessment Act 1979* and the aims and objectives of the relevant Council Planning instrument.
2. To ensure that local amenity is maintained and is not adversely affected and that adequate safeguards are incorporated into the development.
3. To ensure the development does not hinder the proper and orderly development of the subject land and its surrounds.
4. To ensure the relevant matters for consideration under section 4.15 of the *Environmental Planning and Assessment Act 1979* are maintained.

Therefore, it is recommended that the application be approved subject to conditions.

RECOMMENDATION

APPROVAL SUBJECT TO CONDITIONS

Pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*, that Council grant development consent to DA/957/2021 for a period of five (5) years within which physical commencement is to occur from the date on the Notice of Determination, subject to conditions of consent.

It should be approved for the following reasons:

1. The development is permissible in the B4 Mixed Use Zone and generally satisfies the requirements of the applicable planning provisions.
2. The design of the proposal is sympathetic to the sensitivities of the site, both its heritage significance, and its important civic significance and relationship with Parramatta Square.
3. The development will be compatible with the emerging and planned future character of the area.
4. For the reasons given above, approval of the application is in the public interest.

Report prepared by

Planning Ingenuity
Town Planning Consultants

Date: 17 June 2022

DRAFT CONDITIONS

PART A – GENERAL CONDITIONS

Approved Plans & Support Documentation

1. Development must be carried out in accordance with the following approved plans and supporting documentation (stamped by Council), except where the conditions of this consent expressly require otherwise:

Architectural Drawings (*Design Inc., Lacoste + Stevenson and Manuelle Gautrand Architecture, Project No. P19-035*)

Drawing No.	Issue	Plan Title	Dated
AR-DA2-0001	E	Southern Annex – Cover Sheet	24/05/22
AR-DA2-0010	C	Southern Annex – Site Plan	22/04/22
AR-DA2-0020	C	Southern Annex – Shadow Study Diagrams	22/04/22
AR-DA2-0050	B	Southern Annex – Area Plans Diagrams	22/04/22
AR-DA2-1000	D	Southern Annex – Existing/Demolition Plan Ground Floor	24/05/22
AR-DA2-1200	C	Southern Annex – GA Plan Ground Floor & L01	22/04/22
AR-DA2-1201	C	Southern Annex – GA Plan Roof & RCP	22/04/22
AR-DA2-2001	C	Southern Annex – Overall Elevations	22/04/22
AR-DA2-2010	D	Southern Annex – Proposed External Elevations	24/05/22
AR-DA2-2011	A	Southern Annex – Proposed Building Signage Detail	24/05/22
AR-DA2-2200	C	Southern Annex – Internal Elevations	22/04/22
AR-DA2-3000	C	Southern Annex – Sections	22/04/22
AR-DA2-3001	C	Southern Annex – Plans and Sections – Lift	22/04/22
AR-DA2-9000	C	Southern Annex – Perspectives	22/04/22

Civil Drawings/Stormwater (*Northrop Consulting Engineers, Job No. P192516*)

Drawing/Plan No.	Issue	Plan Title	Dated
C10.01	01	Cover Sheet, Drawing Schedule, and Locality Plan	08/09/21
C10.11	01	Specification Notes	08/09/21
C20.01	01	Sediment and Erosion Control Plan	08/09/21
C20.11	01	Sediment and Erosion Control Details	08/09/21

Drawing/Plan No.	Issue	Plan Title	Dated
C40.01	01	Siteworks and Stormwater Management Plan	08/09/21
C60.01	01	Details	08/09/21

Specialist Reports

Document	Issue	Prepared By	Dated
Statement of Environmental Effects		Urbis	01/10/21
Building Services Report	Rev 02	LCI	27/5/22
Finishes Schedule	Rev A	Design Inc., Lacoste + Stevenson and Manuelle Gautrand Architecture	22/04/22
Construction Waste Management Plan	V1	EcCell Environmental	04/08/2021
Operational Waste Management Plan	V1	EcCell Environmental	09/08/2021

In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of consent, the condition prevails.

Note: An inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development

Construction Certificate

- Prior to commencement of any construction works associated with the approved development (including excavation if applicable), it is mandatory to obtain a Construction Certificate. Plans, specifications and relevant documentation accompanying the Construction Certificate must include any requirements imposed by conditions of this Development Consent.

Reason: To ensure compliance with legislative requirements

No encroachment to adjoining property

- The development must be constructed within the confines of the property boundary. No portion of the approved development under this application, including footings/slabs, gates and doors during opening and closing operations must encroach upon the boundaries of the adjacent properties.

Reason: To ensure no injury is caused to persons and the building is erected in accordance with the approval granted within the boundaries of the site.

LSL Payment

4. Before the issue of a construction certificate, the applicant is to ensure that the person liable pays the long service levy to the Long Service Corporation or Council under section 34 of the Building and Construction Industry Long Service Payments Act 1986 and provides proof of this payment to the certifier.

Note: The Long Service Levy is to be paid directly to the **Long Service Corporation** at www.longservice.nsw.gov.au. For more information, please contact the Levy support team on 13 14 41.

Reason: To ensure that the long service levy is paid.

Payment of Security deposits

5. Before the commencement of any works on the site or the issue of a construction certificate, the applicant must make all of the following payments to Council and provide written evidence of these payments to the certifier:

Bond Type	Amount
Hoarding: \$2,652-\$10,609 per street frontage in current financial year.	\$5735
Nature Strip and Roadway: Applies to all developments with a cost greater than 25K and swimming pools regardless of cost (fee is per street frontage). See current Schedule of Fees and Charges.	\$5150

The payments will be used for the cost of:

- making good any damage caused to any council property (including street trees) as a consequence of carrying out the works to which the consent relates,
- completing any public work such as roadwork, kerbing and guttering, footway construction, stormwater drainage and environmental controls, required in connection with this consent, and
- any inspection carried out by Council in connection with the completion of public work or the making good any damage to council property.

Note: The inspection fee includes Council's fees and charges and includes the Public Road and Footpath Infrastructure Inspection Fee (under the Roads Act 1993). The amount payable must be in accordance with council's fees and charges at the payment date.

Reason: To ensure any damage to public infrastructure is rectified and public works can be completed.

Note: The bond may be paid, by EFTPOS, bank cheque, or be an unconditional bank guarantee.

Should a bank guarantee be lodged it must:

- Have no expiry date;
- Be forwarded directly from the issuing bank with a cover letter that refers to Development Consent DA/957/2021;
- Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised.

Should it become necessary for Council to uplift the bank guarantee, notice in writing will be forwarded to the applicant fourteen days prior to such action

being taken. No bank guarantee will be accepted that has been issued directly by the applicant.

A dilapidation report is required to be prepared and submitted electronically to the City of Parramatta Council (council@cityofparramatta.nsw.gov.au) prior to any work or demolition commencing and with the payment of the bond/s.

The dilapidation report is required to document/record any existing damage to kerbs, footpaths, roads, nature strips, street trees and furniture within street frontage/s bounding the site up to and including the centre of the road.

Reason: To safe guard the public assets of council and to ensure that these assets are repaired/maintained in a timely manner so as not to cause any disruption or possible accidents to the public.

Heritage Consultant

6. A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

Reason: To ensure that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.

Appropriately skilled tradespeople

7. Only tradespeople with appropriate skills, qualifications and practical experience in conservation and restoration of similar heritage structures, materials and construction methods should be employed/contracted/sub-contracted to carry out the works. The tradespeople must undergo heritage induction by the heritage consultant.

Reason: To ensure that original and/or significant fabric and values are not damaged, diminished or put at risk during demolition and construction of the approved works.

Parramatta Light Rail Protection

8. The Principal Certifier must be satisfied that the following requirements are followed pre, during and post construction for protection of TfNSW Infrastructure and Light Rail Operations:
 - The applicant must comply with all the operator of Parramatta Light Rail policies, rules and procedures when working in and about the Parramatta Light Rail corridor and the requirements of T HR CI 12090 ST Airspace and External Developments and Development Near Rail Corridors and Busy Roads- Interim Guidelines;
 - Activities of the applicant must not affect and/or restrict Parramatta Light Rail construction and/or operations without prior written agreement between the applicant, Transport for NSW (TfNSW) and/or its contractor/ operator, and it is a condition precedent that such written

agreement must be obtained no later than two (2) months prior to the activity. Any requests for agreement are to include as a minimum the proposed duration, location, scope of works, and other information as required by the TfNSW and/or its contractor/operator;

- The applicant must apply to TfNSW and/or the Parramatta Light Rail operator for any required network shutdowns four (4) months prior to each individual required network shutdown event. Each request for network shutdown must include as a minimum the proposed shutdown dates, duration, location, scope of works, and other information as required by the TfNSW and/or the Parramatta Light Rail operator. TfNSW and/or the Parramatta Light Rail operator may grant or refuse a request for network shutdown at its discretion;
- The applicant shall provide safe and unimpeded access for Parramatta Light Rail patrons traversing to and from the Parramatta Light Rail stops at all times;
- The relocation of any TfNSW services or infrastructure must only be undertaken with prior consent from TfNSW and to TfNSW Requirements and Standards. The works must be designed and undertaken by Authorised Engineering Organisations (AEO) at the applicant's cost;
- All works/regulatory signage associated with the proposed development are to be at no cost to TfNSW;
- Access across the track slab should be consulted and coordinated with PLR operator/ principle contractor (GRCLR).
- No parking or standing vehicles permitted on the track slab unless approval has been given from TfNSW or the PLR operator/ principle contractor.
- No works permitted on the track slab unless approval has been given from TfNSW or the PLR operator/ Principle contractor.
- TfNSW, and persons authorised by it for this purpose, are entitled to inspect the site of the approved development and all structures to enable it to consider whether those structures on that site have been or are being constructed and maintained in accordance with these conditions of consent, on giving reasonable notice to the principal contractor for the approved development or the owner or occupier of the part of the site to which access is sought;
- All TfNSW and/or the Parramatta Light Rail operator's costs associated with review of plans, designs and legal must be borne by the applicant.

Reason: To ensure the adequate protection of Light rail infrastructure.

Requirement to notify about new contamination evidence

9. Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination shall be notified to the Council and the principal certifying authority immediately.

Reason: To ensure that the land is suitable for its proposed use and poses no risk to the environment and human health.

Amenity of waste storage areas

10. All waste storage rooms/areas are to be fully screened from public view and are to be located clear of all landscaped areas, driveways, turning areas, truck standing areas and car parking spaces. No materials, waste matter or products are to be stored outside the building or any approved waste storage area at any time.

Reason: To maintain the amenity of the area.

Provide waste storage room on premises

11. A waste storage room is to be provided on the premises or access to adequately sized waste rooms in 5 Parramatta Square and shall comply with all the relevant provisions of Council's Development Control Plan (DCP) 2011 including:
- (a) The size being large enough to accommodate all waste generated on the premises, with allowances for the separation of waste types;
 - (b) The floor being graded and drained to an approved drainage outlet connected to the sewer and having a smooth, even surface, coved at all intersections with walls;
 - (c) The walls being cement rendered to a smooth, even surface and coved at all intersections;
 - (d) Cold water being provided in the room with the outlet located in a position so that it cannot be damaged and a hose fitted with a nozzle being connected to the outlet;
 - (e) The room shall be adequately ventilated (either natural or mechanical) in accordance with the Building Code of Australia.

Reason: To ensure provision of adequate waste storage arrangements

Heritage NSW Requirements

12. Development must be in accordance with:
- a. *"7PS" 7 Parramatta Square Aboriginal Cultural Heritage Assessment Southern Annex Addendum Report, 182 – 184 Church Street, Parramatta NSW.* A report to City of Parramatta Council, prepared by Niche Environment and Heritage, 28 September 2021.
 - b. *Southern Annex, 7 Parramatta Square (&PS) Parramatta Town Hall, Archaeological Impact Statement, Research Design & S140 Application.* A report to City of Parramatta Council, prepared by Casey & Lowe Pty Ltd, November 2021.
 - c. *Statement of Environmental Effects: Alterations and Additions 7 Parramatta Square – Southern Annexure.* A report to City of Parramatta Council, prepared by Urbis, 1 October 2021

EXCEPT AS AMENDED by the following terms:

- 1. A variation to the existing s.90 [Aboriginal Heritage Impact Permit \(AHIP\)](#) 4592 must be sought for the proposal and granted prior to the commencement of works.
- 2. The application to vary AHIP 4592 must be accompanied by appropriate documentation and mapping as outlined in [Applying for an Aboriginal Heritage Impact Permit: Guide for applicants](#) (2011).
- 3. Consultation with the Aboriginal community undertaken as part of the application to vary AHIP 4592 must be in accordance with the

Aboriginal cultural heritage consultation requirements for proponents 2010 (2010).

4. The application to vary AHIP 4592 must be completed with reference to the requirements of the [Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW](#) (2011).
5. The application to vary AHIP 4592 must include complete records satisfying the requirements of the [Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales](#) (2010).
6. Long term management of Aboriginal objects must be considered as part of the application to vary AHIP 4592.

Reason: To comply with the Heritage NSW integrated referral comments dated 9 June 2022.

PART B – BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

(Note: Some conditions contained in other sections of this consent (including prior to occupation/use commencing) may need to be considered when preparing detailed drawings/specifications for the Construction Certificate.)

Outdoor lighting

13. All outdoor lighting must comply with the relevant provisions of AS/NZS 158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.

Details demonstrating compliance with these requirements must accompany the Construction Certificate application and be to the satisfaction of the Certifying Authority.

Reason: To provide high quality external lighting for security without adverse effects on public amenity from excessive illumination levels.

Disabled access for commercial developments

14. Access and services for people with disabilities shall be provided to the 'affected part' of the building in accordance with the requirements of the Access to Premises Standard 2010 and the National Construction Code 2013. Detailed plans, documentation and specification must accompany the application for a Construction Certificate to the satisfaction of the Certifying Authority.

Reason: To ensure the provision of equitable and dignified access for all people in accordance with disability discrimination legislation and relevant Australian Standards.

Construct. Site Manage. Plan

15. Before the issue of a construction certificate, the applicant must ensure a construction site management plan is prepared before it is provided to and approved by the certifier. The plan must include the following matters:
 - location and materials for protective fencing and hoardings to the perimeter on the site
 - provisions for public safety
 - pedestrian and vehicular site access points and construction activity zones

- details of construction traffic management, including proposed truck movements to and from the site and estimated frequency of those movements, and measures to preserve pedestrian safety in the vicinity of the site
- protective measures for on-site tree preservation (including in accordance with AS 4970-2009 Protection of trees on development sites and Council's DCP, if applicable) and trees in adjoining public domain (if applicable)
- details of any bulk earthworks to be carried out
- location of site storage areas and sheds
- equipment used to carry out all works
- a garbage container with a tight-fitting lid
- dust, noise and vibration control measures
- location of temporary toilets.

The applicant must ensure a copy of the approved construction site management plan is kept on-site at all times during construction.

Reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction

Erosion and Sediment Control Plan

16. Before the issue of a construction certificate, the applicant is to ensure that an erosion and sediment control plan is prepared in accordance with the following documents before it is provided to and approved by the certifier:
- Council's development control plan,
 - the guidelines set out in the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate' (the Blue Book), and
 - the 'Do it Right On-Site, Soil and Water Management for the Construction Industry' (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust).

The applicant must ensure the erosion and sediment control plan is kept on-site at all times during site works and construction.

Reason: To ensure no substance other than rainwater enters the stormwater system and waterways

Waste Management Plan

17. Before the issue of a construction certificate, the applicant is to ensure that a waste management plan is prepared in accordance with the EPA's Waste Classification Guidelines and the following requirements before it is provided to and approved by the certifier:
- (a) Council's Waste Management Development Control Plan
- OR**
- (b) Details the following:
- the contact details of the person(s) removing the waste
 - an estimate of the waste (type and quantity) and whether the waste is expected to be reused, recycled or go to landfill
 - the address of the disposal location(s) where the waste is to be taken

The applicant must ensure the waste management plan is referred to in the construction site management plan and kept on-site at all times during construction.

Reason: To ensure resource recovery is promoted and local amenity protected during construction.

Stormwater Disposal

18. All roof water and surface water is to be connected to an operable drainage system. Details are to be shown on the plans and documentation accompanying the application for a Construction Certificate.

Reason: To ensure satisfactory stormwater disposal.

Sydney Water Quick check

19. A building plan approval must be obtained from Sydney Water Tap in™ to ensure that the approved development will not impact Sydney Water infrastructure.

A copy of the building plan approval receipt from Sydney Water Tap in™ must be submitted to the Principal Certifying Authority upon request prior to works commencing.

Please refer to the website <http://www.sydneywater.com.au/tapin/index.htm>, Sydney Water Tap in™, or telephone 13 20 92.

Reason: To ensure the requirements of Sydney Water have been complied with.

Dial Before you Dig Service

20. Prior to any excavation on or near the subject site the person/s having benefit of this consent are required to contact the Before You Dig Service (BYDA) on 1100 to receive written confirmation from BYDA that the proposed excavation will not conflict with any underground utility services. The person/s having the benefit of this consent are required to forward the written confirmation from BYDA to their Principal Certifier prior to any excavation occurring.

Reason: To ensure Council's assets are not damaged.

Certification of existing drainage system

21. Without impacting the archaeological sensitivity of the site, a registered plumber is to certify the condition and functionality of the existing stormwater system and that it is capable of carrying the additional stormwater from the proposed development as outlined in AS 3500.3 – Stormwater Drainage - 2003.

Reason: To ensure satisfactory storm water disposal.

Services, fire booster and lift core excavation

22. Prior to the issue of any Construction Certificate, further details of services are to be provided to Council in regard to the lead in service connection locations (fire booster and lift core excavations), and location of any internal/external service components (distribution boards, meters etc). These plans are to be provided to the satisfaction of Council's Group Manager Development and Traffic Services Unit.

Reason: To ensure that significant fabric is not damaged during the works, and that works do not have adverse visual and physical impacts, neither interfere with significant archaeology.

New concrete slab for side entry to the auditorium

23. Prior to the issue of any Construction Certificate, further details of works proposed to renew an area of concrete slab within the footprint of the proposed addition to be provided to Council including treatment to intersection of slab and adjacent significant walls. In addition, further details for the demolition of the landing to the entrance to the auditorium to allow for the provision of equable access to the Auditorium. These are to be provided to the satisfaction of Council's Group Manager Development and Traffic Services Unit.

Reason: To ensure that significant fabric is not damaged during the works.

Appoint waste contractor

24. Prior to the issue of a construction certificate, a further report including accompanying plans shall be submitted to the satisfaction of the Principal Certifying Authority that provides details of the private contractor that will be engaged to collect domestic waste from the site. If Council is not the principal certifying authority a copy of this report and accompanying plans is required to be provided to Council. This report shall identify the frequency of collection and provide details of how waste products including paper, aluminium cans, bottles etc, will be recycled. Waste collection from the site shall occur in accordance with the details contained within this report.

Reason: To provide for the appropriate collection/recycling of waste from the proposal whilst minimising the impact of the development upon adjoining residents.

Separate waste bins for general & recycling waste

25. Separate waste bins are to be provided on site for recyclable waste.

Reason: To provide for the appropriate collection/recycling of waste from the proposal whilst minimising the impact of the development upon adjoining residents.

Solar Panels

26. Prior to the issue of any Construction Certificate a reflectivity report is to be submitted to Council's Group Manager DTSU for approval confirming that the location of the photovoltaic solar panels will have no risk of adverse glare to the users of Parramatta Square, or adjoining buildings including 6 and 8PS, 5PS and 85 Macquarie St. The likelihood of adverse reflections should be tested with reflectivity mapping using a 3D context model, if required.

Reason: To ensure that the proposed solar panels will have no adverse impact to the adjoining buildings.

Materials and finishes

27. Notwithstanding any DA approval, the proposed use of a stone facing finish for the step/bench edge is not an acceptable finish for the project. The applicant must submit drawings to the satisfaction of Council's Group Manager DTSU

prior to any Construction Certificate confirming the use of an alternate material such as:

- a. Dimensioned contiguous stones cut to design to match the benchmark standard delivered in Parramatta Square (preferred), or
- b. High Quality precast Class 1 off-white concrete to match the benchmark standard delivered in Centenary Square.

If a stone finish is selected, the Rice White stone colour originally proposed is acceptable.

Reason: To ensure this highly visible edge is finished to a very high standard commensurate with Councils previous work in Parramatta and Centenary Squares.

CC Drawings

28. Notwithstanding any DA approval, the applicant is required to submit for approval to Council's Group Manager DTSU detailed Construction Certificate standard construction drawings for the proposed stair/bench element which interfaces with the Parramatta Square project, prior to any slab pour CC approval.

The CC drawings must confirm:

- Terrace and step levels, and adjacent Parramatta Square finished ground levels.
- Step dimensions that meet all relevant standards and requirements.
- Construction interface with Parramatta square work and demonstrating no impact on the Parramatta Square public domain project.
- Confirmation of flush finishes at stair/ramp interfaces with the Parramatta Square public domain at the building line.

The drawing submission must include the following details and be suitable to inform shop drawings:

- Detailed cross sections at regular intervals, scale 1:5. Sections must show curve radii, vertical angles, shaped stones/concrete.
- Dimensioned stone/concrete plans (detail plans, scale 1:50) showing curve radii and horizontal angles as applicable.
- Full southern elevation of the stone/bench element, minimum scale 1:50.
- Joint locations, widths, finishes and grout colour.

Reason: To confirm Parramatta Square interface details.

Access

29. Notwithstanding any DA approval, the proposed stair and ramp interface at the building line (interface to Parramatta Square) must be amended to achieve compliance with the requirements of AS 1428.1 Figure 16 and 26(A). The building line of the new Town Hall annex interfaces directly with a key wayfinding shoreline navigation system for people with visual impairment around Parramatta Square. Step and ramp access from the Annexe into Parramatta Square must be managed in a way that eliminates any protrusion of handrails and/or tactiles into the public Square space. The entirety of handrail and tactiles must be contained behind the building line. To this end relocation of ramps and steps within the behind the building is required.

Low level thresholds are required to be provided at all doors and openings. Abutment of surfaces shall have a smooth transition. *Design transition shall be 0 mm. Construction tolerances shall be as follows:*

(a) 0 ± 3 mm vertical.

(b) 0 ± 5 mm, provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping. AS1428.1.7.2.

The applicant must submit to the satisfaction of Council's Group Manager DTSU amended detailed drawings confirming that this is achieved prior to any Construction Certificate for the ground level slab pour.

Reason: To ensure the project complies with the requirement of AS1428.

PART C – BEFORE THE COMMENCEMENT OF BUILDING WORK

Construction and Pedestrian Traffic Management Plan

30. Prior to the commencement of any works on site, the applicant shall submit a Construction and Pedestrian Traffic Management Plan (CPTMP) to the satisfaction of Council's Traffic and Transport Manager and Transport for NSW. The CPTMP shall be prepared by a suitably qualified and experienced traffic consultant. The following matters must be specifically addressed in the CPTMP:
- a) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,
 - b) Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site,
 - c) The location of proposed Work Zones in the egress frontage roadways,
 - d) Location of any proposed crane standing areas,
 - e) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
 - f) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
 - g) The provisions of an on-site parking area for employees, trade person and construction vehicles as far as possible,
 - h) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors,
 - i) A detailed description of locations that will be used for layover for trucks waiting to access the construction site,
 - j) Proposed construction hours,
 - k) Estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements,
 - l) Construction program that references peak construction activities and proposed construction 'Staging',
 - m) Any potential impact to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works,

- n) Cumulative construction impacts of projects in the Parramatta CBD. Should any impacts be identified, the duration of the impacts,
- o) Measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified,
- p) The plan may be required to include restrictions on the number of trucks that can access the site in peak hours and a requirement for the developer to provide video footage of the frontage of the site on a weekly basis so that Council can enforce this requirement,
- q) Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road if applicable, and,
- r) A schedule of site inductions on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations,
- s) Identify the cumulative construction activities of the development and other projects within or around the development site, including the Parramatta Light Rail Project and private development. Proposed measures to minimise the cumulative impacts on the surrounding road network should be clearly identified and included in the CPTMP;
- t) Consultation strategy for liaison with surrounding stakeholders, including other developments under construction and Parramatta Light Rail Builder/Operator;

The CPTMP is to include the provision of a sign on the hoarding that provides a phone number and email address for members of the local community to make enquires or complaints regarding traffic control for the site. The construction company for the site is to provide a representative for meetings that may occur once a month and may include representatives of the local community and Council staff to discuss traffic control at the site.

Written concurrence from Council's Traffic and Transport Services in relation to installation of a proposed 'Work Zone' restriction in the egress frontage roadways of the development site. Application fees and kerbside charges for 6 months (minimum) are to be paid in advance in accordance with the Council's Fees and Charges. The 'Work Zone' restriction is to be installed by Council once the applicant notifies Council in writing of the commencement date (subject to approval through Parramatta Traffic Committee processes). Unused fees for kerbside charges are to be refunded once a written request to remove the restriction is received by Council.

All traffic control devices installed in the road reserve shall be in accordance with the NSW Transport Roads and Maritime Services publication 'Traffic Control Worksite Manual' and be designed by a person licensed to do so (minimum RMS 'red card' qualification). The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each.

Approval shall be obtained from City of Parramatta Council for any temporary road closure or crane use from public property.

Submit a copy of the final plan to TfNSW for endorsement via development.CTMP.CJP@transport.nsw.gov.au; and Provide the builder's direct contact number to small businesses adjoining or impacted by the construction work and TfNSW via development.CTMP.CJP@transport.nsw.gov.au to resolve issues relating to traffic, public transport, freight, servicing and pedestrian access during construction in real time. The applicant is responsible for ensuring the builder's direct contact number is current during any stage of construction.

Reason: To ensure the appropriate measures have been considered during all phases of the construction process in a manner that maintains the environmental amenity and ensures the ongoing safety and protection of people.

Appointment of PC

31. Prior to commencement of work, the person having the benefit of the Development Consent and Construction Certificate approval must:
- (a) Appoint a Principal Certifier (PC) and notify Council in writing of the appointment (irrespective of whether Council or an accredited private certifier) within 7 days; and
 - (b) Notify Council in writing a minimum of 48 hours prior to work commencing of the intended date of commencement.

The Principal Certifier must determine and advise the person having the benefit of the Construction Certificate when inspections, certification and compliance certificates are required.

Reason: To comply with legislative requirements.

Enclosure of the site

32. The site must be enclosed by a 1.8m high security fence erected wholly within the confines of the site to prevent unauthorised access. The fence must be installed to the satisfaction of the Principal Certifier prior to the commencement of any work on site.

Reason: To ensure public safety.

Site Sign

33. A sign must be erected in a prominent position on any site involving excavation, erection or demolition of a building in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 detailing:
- (a) Unauthorised entry of the work site is prohibited;
 - (b) The name of the principal contractor (or person in charge of the work site), their telephone number enabling 24hour contact; and
 - (c) The name, address and telephone number of the Principal Certifying Authority;
 - (d) The development consent approved construction hours;
 - (e) The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.
 - (f) This condition does not apply where works are being carried out inside an existing building.

Reason: Statutory requirement.

Erection of hoardings in the City Centre LEP area

34. A Hoarding Application to enclose public space is to be accompanied by the appropriate fee calculated according to Council's adopted fees and charges, together with details showing the location and type of hoarding proposed as required by Council's Hoarding Policy.

No demolition or works can commence until approval for the hoarding has been obtained.

Reason: To improve the visual impact of the hoarding structure and to provide safety adjacent to work sites.

Public liability insurance

35. Public risk insurance in the amount of not less than \$20 million or such other amount as Council may require by notice) must be obtained and furnished to Council before any works authorised by this consent are conducted:

- (a) Above;
- (b) Below; or
- (c) On

Any public land owned or controlled by Council. The public risk insurance must be maintained for the period during which these works are being undertaken.

The public risk insurance must be satisfactory to Council and list Council as an insured and/or interested party.

A copy of the insurance policy obtained must be forwarded to Council before any of the works commence.

Note: Applications for hoarding permits, vehicular crossing etc. will require evidence of insurance upon lodgement of the application.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works authorised by this consent conducted above, below or on any public land owned or controlled by Council.

Toilet facilities on site

36. Prior to work commencing, adequate toilet facilities are to be provided on the work site.

Reason: To ensure adequate toilet facilities are provided.

Erosion and Sediment Control measures

37. Erosion and sediment control measures are to be installed in accordance with the publication 'Urban Stormwater: Soils and Construction "The Blue Book" 2004 (4th edition) prior to the commencement of any demolition, excavation or construction works upon the site. These measures are to be maintained throughout the entire works.

Reason: To ensure soil and water management controls are in place before site works commence.

Site Maintenance

38. Prior to commencement of works and during construction works, the development site and any road verge immediately in front of the site must be

maintained in a safe and tidy manner. In this regard the following must be undertaken:

- (a) all existing buildings are to be secured and maintained to prevent unauthorised access and vandalism
- (b) all site boundaries are to be secured and maintained to prevent unauthorised access to the site;
- (c) all general refuse and/or litter (inclusive of any uncollected mail/advertising material) is to be removed from the site on a fortnightly basis;
- (d) the site is to be maintained clear of weeds; and
- (e) all grassed areas are to be mowed on a monthly basis.

Reason: To ensure public safety and maintenance of the amenity of the surrounding environment.

Light Rail interface agreement

39. Prior to the commencement of works on site, if required by TfNSW, an interface agreement between the Applicant, the Parramatta Light Rail Operator (and if nominated by TfNSW any other relevant TfNSW Contractor) must be executed. The interface agreement will include, but is not limited to:
- Pre and post construction dilapidation reports;
 - The need for track possessions;
 - Review of the machinery to be used during excavation, ground penetration and construction works;
 - The need for track monitoring;
 - Design and installation of lights, signs and reflective material;
 - Access by representatives of TfNSW, the Parramatta Light Rail Operator and any other relevant TfNSW Contractor nominated by TfNSW to the site of the approved Development and all structures on that site;
 - Endorsement of Risk Assessment/Management Plan and Safe Work Method Statements (SWMS);
 - Endorsement of plans regarding proposed craneage and other aerial operations;
 - Erection of scaffolding/hoarding;
 - The rules and procedures of the Parramatta Light Rail Operator and any other relevant TfNSW Contractor nominated by TfNSW;
 - Parramatta Light Rail Operator's recovery of costs from the Applicant for costs incurred by these parties in relation to the Development (e.g. review of designs, shutdown /power outages costs including alternative transport, customer communications, loss of revenue etc) risk assessments and configuration change processes; and
 - Alteration of rail assets such as the overhead wiring along the track and associated hoarding demarcation system, if undertaken by the Applicant.

Reason: To ensure that the light rail infrastructure is adequately maintained.

Light rail deed poll

40. Prior to the commencement of any works, if required by TfNSW, a Deed Poll will need to be accepted by Parramatta Light Rail Contractors and signed by the Applicant. The Deed Poll will include, but is not limited to:

- Work Health and Safety provisions including the need for Safe Method Work statements;
- Parramatta Light Rail access requirements including site works access approval and access permit to work;
- Parramatta Light Rail Contractor compliance requirements;
- Indemnities and releases;
- Insurance requirements and conditions;
- Parramatta Light Rail Contractors recovery of costs from the Applicant for costs incurred in relation to the Development (e.g. review of designs, provision of information);
- The need to enter into an interface deed or similar with the Parramatta Light Rail Operator when the Parramatta Light Rail project is handed over to the Operator;
- Attendance and participation in the construction works risk assessment of construction activities to be performed in, above, about, and/or below the Parramatta Light Rail Corridor.

Reason: To ensure that the light rail infrastructure is adequately maintained.

Application for a s140 excavation permit under the Heritage Act 1977

41. The applicant must apply and be granted a s140 excavation permit prior to the commencement of works. This application must clearly outline what mitigation measures are proposed to avoid harm to any significant deposits, should they be identified during works.

Reason: Works associated with this application have potential to encounter historical archaeological relics, which are protected under s.139 of the Heritage Act 1977. If the Applicant cannot adjust their works to avoid new ground disturbance to achieve the services for the new construction, an approval under s.141 of the Heritage Act 1977 will be required prior to any harm occurring to relics.

Limit of excavation

47. The following must be complied with:

- Excavation within the area of the Archaeological Conservation Zone (ACZ) may only occur as allowed by the conditions of a s140 excavation permit issued in accordance with the Heritage Act 1977.
- A minimum of 200 mm of fill must be retained between works and the archaeological deposit within the area of the ACZ.

Reason: To protect State significant archaeology in situ.

PART D – WHILE BUILDING WORK IS BEING CARRIED OUT

Oversize vehicles using local roads

42. Oversize vehicles using local roads require approval from the National Heavy Vehicle Regulator (NHVR). The applicant is required to submit an application for an Oversize Vehicle Access Permit through NHVR's portal (www.nhvr.gov.au/about-us/nhvr-portal) prior to driving through local roads within the City of Parramatta LGA.

Reason: To ensure maintenance of Council's assets.

Road Occupancy Permit

43. Occupation of any part of the footpath or road at or above (carrying out work, storage of building materials and the like) during construction of the development shall require a Road Occupancy Permit from Council. The applicant is to be required to submit an application for a Road Occupancy Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.

Reason: To ensure proper management of Council assets.

Copy of development consent

44. A copy of this development consent together with the stamped plans, referenced documents and associated specifications is to be held on-site during the course of any works to be referred to by all contractors to ensure compliance with the approval and the associated conditions of consent.

Reason: To ensure compliance with this consent.

Dust Control

45. Dust control measures shall be implemented during all periods of earth works, demolition, excavation and construction to minimise the dust nuisance on surrounding properties. In this regard, dust minimisation practices must be carried out in accordance with Section 126 of the Protection of the Environment Operations Act 1997.

Reason: To protect the amenity of the area.

Materials on footpath

46. No building materials skip bins, concrete pumps, cranes, machinery, temporary traffic control, signs or vehicles associated with the construction, excavation or demolition shall be stored or placed on/in Council's footpath, nature strip, roadway, park or reserve without the prior approval being issued by Council under section 138 of the Roads Act 1993.

Reason: To ensure pedestrian access.

No work on public open space

47. The applicant must not enter or undertake any work within any adjoining public parks or reserves without the prior written consent of Council.

Reason: Protection of existing public infrastructure and land and to ensure public safety and proper management of public land.

Hours of work and noise

48. The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between:

- 7am to 5pm on Monday to Friday
- 8am to 5pm on Saturday

The principal certifier must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency.

Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.

Note: Any variation to the hours of work requires Council's approval.

Council may permit an extension to the approved hours of work in extenuating or unforeseen circumstances subject to an application and approval by City of Parramatta Council (CoPC) in accordance with the 'After Hours Works for Approved Development Applications Policy' (Policy).

A copy of this Policy and associated application form is available on the CoPC website. A fee will apply to any application made in accordance with this Policy.

The matters of consideration of any extension sought would include, but not be limited to the following aspects and should be detailed in any application made:

- Nature of work to be conducted;
- Reason for after-hours completion;
- Residual effect of work (noise, traffic, parking);
- Demographic of area (residential, industrial);
- Compliance history of subject premises;
- Current hours of operation;
- Mitigating or extenuating circumstance; and
- Impact of works not being completed.

Reason: To protect the amenity of the surrounding area.

Complaints register

49. The applicant must record details of all complaints received during the construction period in an up to date complaints register. The register must record, but not necessarily be limited to:

- (a) The date and time of the complaint;
- (b) The means by which the complaint was made;
- (c) Any personal details of the complainants that were provided, or if no details were provided, a note to that affect;
- (d) Nature of the complaints;
- (e) Any action(s) taken by the applicant in relation to the complaint, including any follow up contact with the complaint; and
- (f) If no action was taken by the applicant in relation to the complaint, the reason(s) why no action was taken.

The complaints register must be made available to Council and/or the Principal Certifying Authority upon request.

Reason: To allow the Principal Certifying Authority/Council to respond to concerns raised by the public.

Construction Noise

50. While building work is being carried out and where no noise and vibration management plan is approved under this consent, the applicant is to ensure that any noise caused by demolition, vegetation removal or construction does not exceed an LAeq (15 min) of 5dB(A) above background noise, when measured at any lot boundary of the property where the construction is being carried out.

Reason: To protect the amenity of the neighbourhood.

Survey Report

51. While building work is being carried out, a registered surveyor is to measure and mark the positions of the following and provide them to the principal certifier: -

- (a) All footings/ foundations
- (b) At other stages of construction – any marks that are required by the principal certifier

Reason: To ensure buildings are sited and positioned in the approved location.

Building Work Compliance BCA

52. All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code).

Reason: To comply with the Environmental Planning & Assessment Act 1979, as amended and the Environmental Planning & Assessment Regulation 2000.

Uncover Relics/Aboriginal Objects

53. The Applicant must ensure that if any unexpected archaeological deposits or relics not identified and considered in the supporting documents for this approval are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified as required by s146 of the Heritage Act 1977. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

In this condition:

- “relic” means any deposit, artefact, object or material evidence that:-
 - (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
 - (b) is of State or local heritage significance; and
- “Aboriginal object” means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.

Reason: To ensure the protection of objects of potential significance during works.

Waste Management

54. While building work, demolition or vegetation removal is being carried out, the principal certifier must be satisfied all waste management is undertaken in accordance with the approved waste management plan.

Upon disposal of waste, the applicant is to compile and provide records of the disposal to the principal certifier, detailing the following:

- The contact details of the person(s) who removed the waste
- The waste carrier vehicle registration
- The date and time of waste collection

- A description of the waste (type of waste and estimated quantity) and whether the waste is expected to be reused, recycled or go to landfill
- The address of the disposal location(s) where the waste was taken
- The corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste.

Note: If waste has been removed from the site under an EPA Resource Recovery Order or Exemption, the applicant is to maintain all records in relation to that Order or Exemption and provide the records to the principal certifier and Council.

Reason: To require records to be provided, during construction, documenting that waste is appropriately handled

Damage to public infrastructure

55. Any damage to Council assets that impacts on public safety during construction is to be rectified immediately to the satisfaction of Council with all costs to be borne by the person having the benefit of the Development Consent.

Reason: To protect public safety.

Existing building retained if damaged cease work

56. Should any part of the existing building which is indicated on the approved plans to be retained be damaged or in any way altered beyond the approved scope of works, all works on site are to cease and written notification to be provided to Council. No work is to resume until the written approval to continue works is obtained from the Council.

Reason: Conservation of listed heritage item and ensure compliance.

Site Protection

57. Significant built elements are to be protected during site preparation and the works from potential damage. Protection systems must ensure significant fabric is not damaged or removed.

Reason: To ensure that significant fabric is not damaged during the works.

Construction Work Access/Stopping

58. No construction work zone, stopping and/or parking of construction vehicles are permitted from Macquarie Street and Centenary square where PLR have occupied and yet to hand over to CoPC, without prior approval of TfNSW. No access permitted in PLR PC area at any time.

Reason: To minimise impact to light rail construction and adjoining amenity.

Light rail pollution

59. During all stages of the development extreme care shall be taken to prevent any form of pollution entering the light rail corridor. Any form of pollution that arises as a consequence of the development activities shall remain the full responsibility of the applicant;

Reason: To minimise impact to light rail construction and adjoining amenity.

Waste data maintained

60. A Waste Data file is to be maintained, recording building/demolition contractor's details and waste disposal receipts/dockets for any demolition or construction wastes from the site. These records must be retained and made available to Council on request.

Reason: To confirm waste minimisation objectives under Parramatta Development Control Plan 2011 are met

Liquid and Solid Wastes

61. Liquid and solid wastes generated onsite shall be collected, transported and disposed of in accordance with the Protection of the Environment Operations (Waste) Regulation 2014 and in accordance with the Environment Protection Authority's Waste Tracking Guidelines as described in the Environmental Guidelines Assessment, Classification and Management of Liquid and Non-Liquid Wastes (1999) and NSW EPA Waste Classification Guidelines.

Reason: To prevent pollution of the environment.

PART E – BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE**Occupation Certificate**

62. Occupation or use of the building or part is not permitted until an Occupation Certificate has been issued in accordance with Section 6.9 of the Environmental Planning and Assessment Act 1979.

Reason: To comply with legislative requirements of the Environmental Planning and Assessment Act 1979.

Repair of Infrastructure

63. Before the issue of an occupation certificate, the applicant must ensure any public infrastructure, including any Public Domain in Parramatta Square, damaged as a result of the carrying out of building works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) is fully repaired to the written satisfaction of Council's Group Manager DTSU, and at no cost to Council.

Note: If the council is not satisfied, the whole or part of the bond submitted will be used to cover the rectification work.

Reason: To ensure any damage to public infrastructure is rectified

Record of inspections carried out

64. In accordance with Clause 162B of the Environmental Planning and Assessment Regulation 2000, the Principal Certifying Authority responsible for the critical stage inspections must make a record of each inspection as soon as practicable after it has been carried out. The record must include:
- (a) The development application and Construction Certificate number as registered;
 - (b) The address of the property at which the inspection was carried out;
 - (c) The type of inspection;
 - (d) The date on which it was carried out;

- (e) The name and accreditation number of the certifying authority by whom the inspection was carried out; and
- (f) Whether or not the inspection was satisfactory in the opinion of the certifying authority who carried it out.

Reason: To comply with statutory requirements.

Ventilation – waste storage rooms

65. Adequate ventilation to the existing waste storage room shall be provided in accordance with the requirements of the Building Code of Australia. Certification that the system functions in accordance with Australian Standard AS 1668 is to be provided to the certifying authority prior to occupation of the premises.

Reason: To ensure compliance with BCA requirements.

PART F – OCCUPATION AND ONGOING USE

No flashing illumination of advertisement

66. The signage and/or lighting associated with this consent are not permitted to be flashing and/or moving.

Reason: To maintain amenity for adjoining properties.

Operating hours

67. The days and hours of operation are restricted to:

Day	Time
Monday	7am-12am (midnight)
Tuesday	7am-12am (midnight)
Wednesday	7am-12am (midnight)
Thursday	7am-12am (midnight)
Friday	7am-12am (midnight)
Saturday	8am - 12am (midnight)
Sunday	8am - 10pm
Public Holidays	8am - 10pm

Reason: To minimise the impact on the amenity of the area.

Illumination within trading hours

68. The advertisements/signage must not be illuminated beyond the approved trading hours of the business.

Reason: To maintain amenity for adjoining properties.

Release of Securities/Bonds

69. When Council receives an occupation certificate from the principal certifier, the applicant may lodge an application to release the securities held in accordance with Council policy.

Council may use part, or all of the securities held to complete the works to its satisfaction if the works do not meet Council's requirements.

- Note:** A written application to Council's Civil Assets Team is required for the release of a bond and must quote the following:
(a) Council's Development Application number; and
(b) Site address.
- Note:** Council's Civil Assets Team will take up to 21 days from receipt of the request to provide the written advice.
- Reason:** To allow release of securities and authorise Council to use the security deposit to complete works to its satisfaction.

Remove putrescible waste at sufficient frequency

70. All putrescible waste shall be removed from the site with sufficient frequency to avoid nuisance from pests and odours.
- Reason:** To ensure provision of adequate waste disposal arrangements.

Management of waste storage facilities

71. All waste storage areas are to be maintained in a clean and tidy condition at all times.
- Reason:** To ensure the ongoing management of waste storage areas.

Storage of bins between collection periods

72. Between collection periods, all waste/recyclable materials generated on site must be kept in enclosed bins with securely fitting lids so the contents are not able to leak or overflow. Bins must be stored in the designated waste/recycling storage room(s) or area(s) between collection periods.
- Reason:** To ensure waste is adequately stored within the premises.

Trade Waste

73. Trade wastewater shall be disposed of in accordance with the permit requirements of Sydney Water Corporation Ltd, Wastewater Source Control Branch.
- Reason:** To ensure compliance with Sydney Water's requirements and protect the environment.

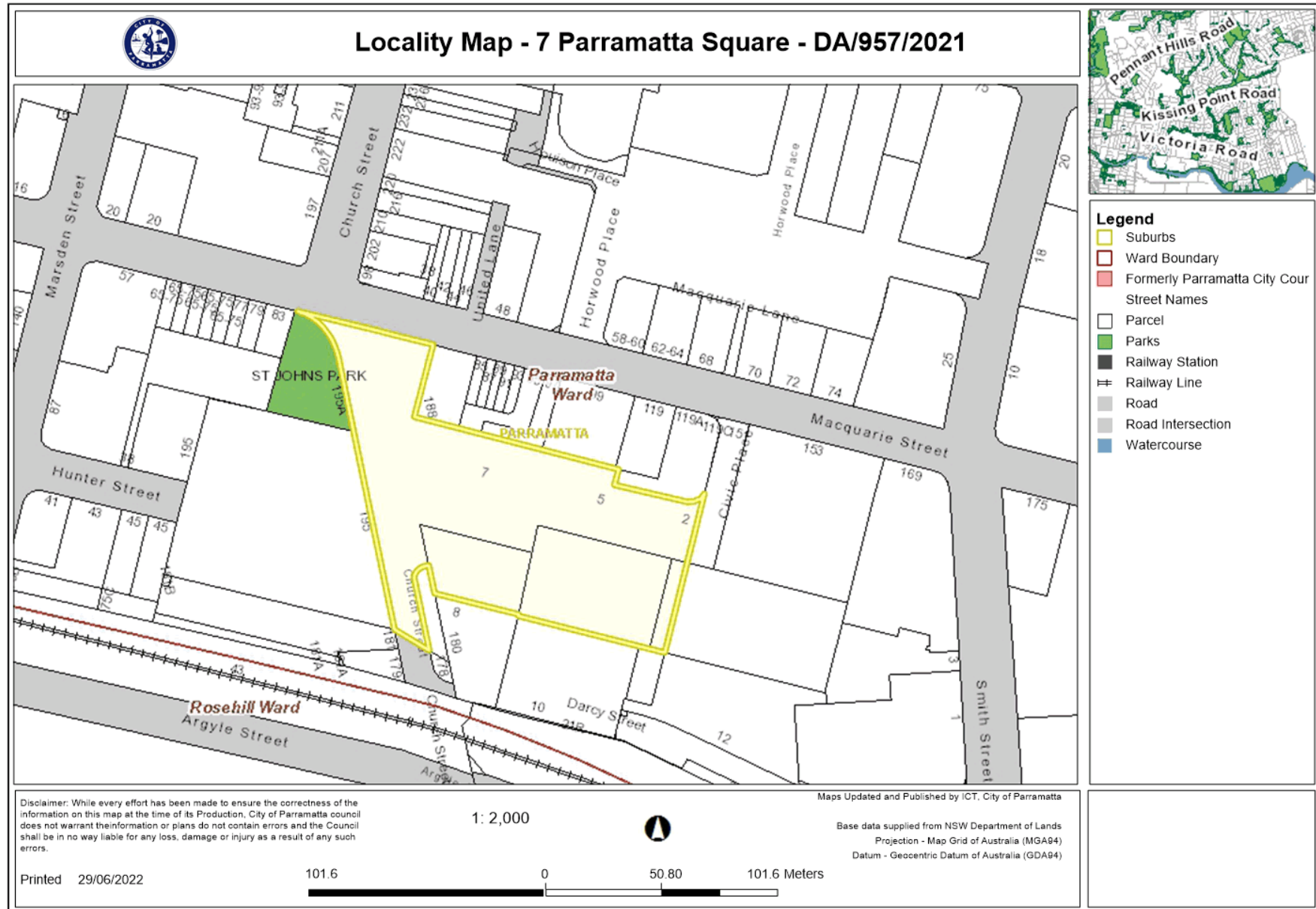
Loading Times/Access

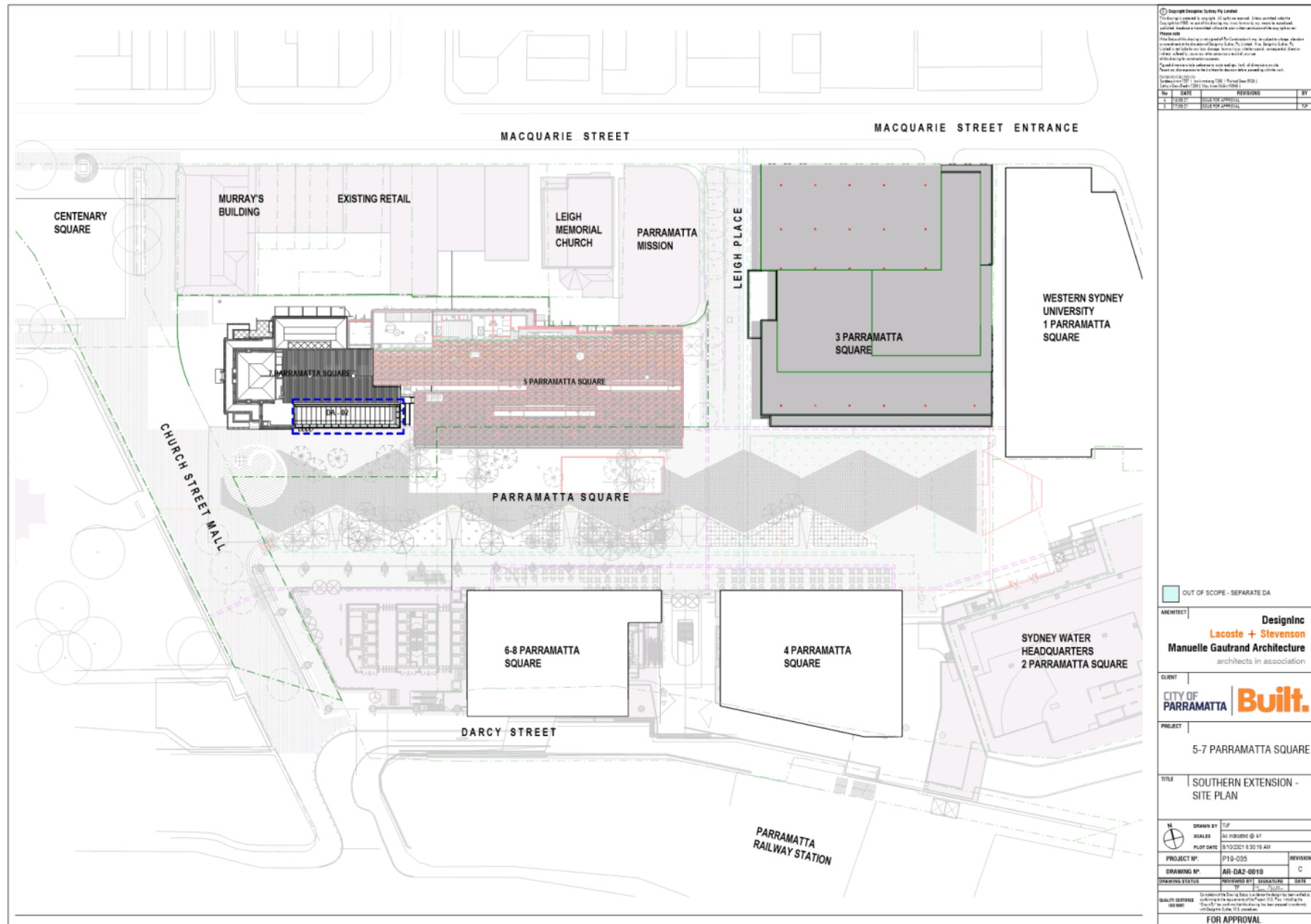
74. Consistent with the provided Traffic Statement, loading activities are to be limited to outside general business hours and coordinated with Council or the relevant Loading Dock Manager.
- Reason:** To ensure proper access and minimise construction impacts.

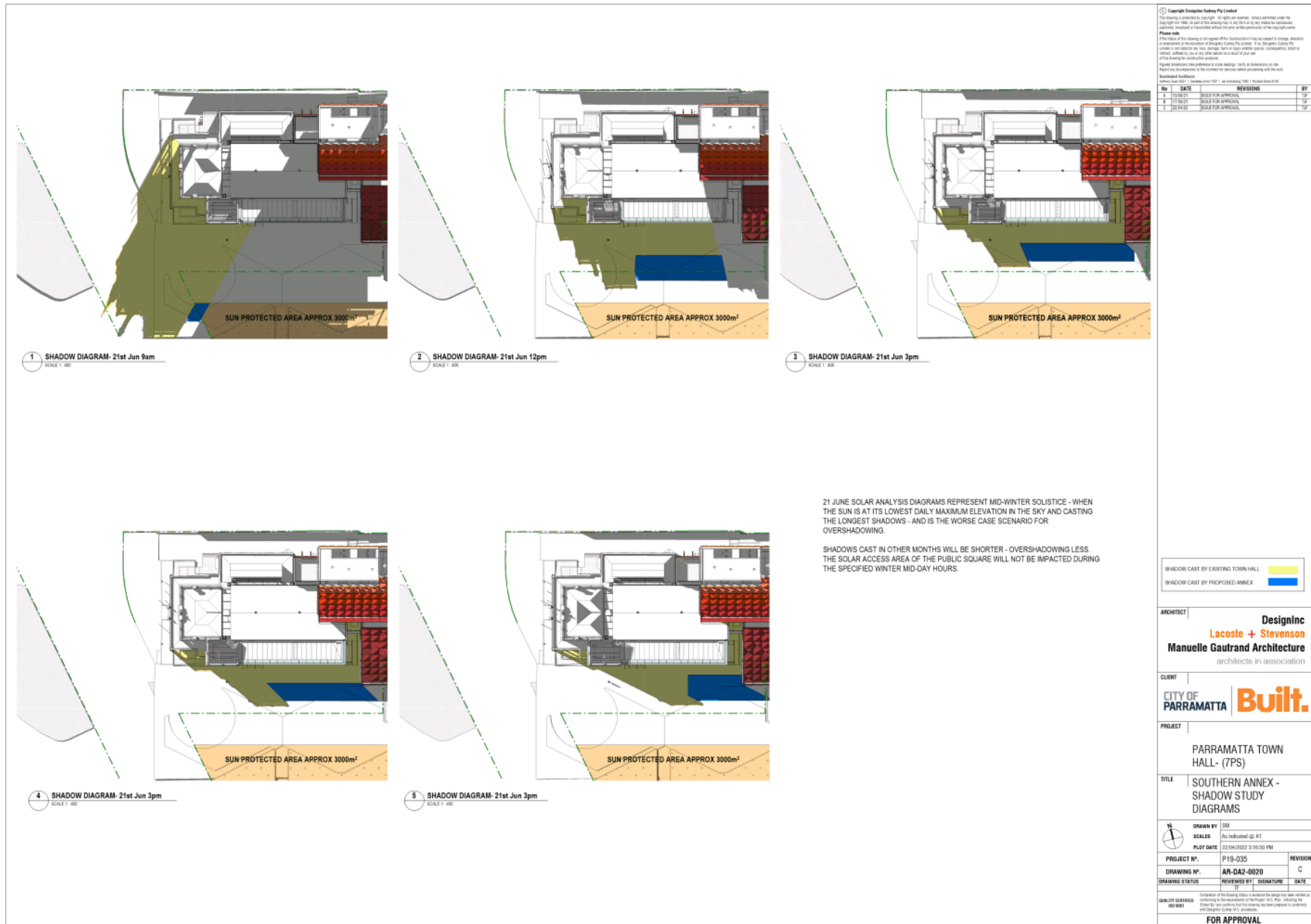
Advisory Note

Correspondence has been received from Endeavour Energy dated 31/10/2021.

This correspondence is provided as advice only post consent. Further information on each applicable advice clause is provided within Endeavour Energy's document 'Standard Conditions for Development Applications and Planning Proposals Version 1 dated Oct 2021'. This document can be found in the 'Documents' included in the NSW Planning Portal Agency Concurrence and Referral.









GFA AREA CALCULATION
using the Standard Instrument GFA (SIGFA) method
(means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from another building, measured at a height of 1.4 metres above the floor, and includes—) INCLUDES:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

EXCLUDES

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement—
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

Copyright Clearance Center, Inc.
This work is published by Copyright Clearance Center, Inc. All rights are reserved. Unless permitted under the Copyright Act of 1976, no part of this work may be reproduced in any form or by any means, including electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.

Power lines
The information in this drawing is being used by the Contractor(s) solely for the purpose of design, alteration or amendment of the installation of Designer's Utility Polyethylene (UPE) lines. If the Designer's Utility Polyethylene (UPE) lines are not used for any other use, damage, harm or their relative safety, consequential, direct or indirect, shall be borne by any other user at its/their own risk of their use.

If the drawing is for construction purposes, the Contractor(s) shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

Figure Dimensions: The dimensions on each drawing, namely all dimensions on all drawings, shall be used as the basis for the construction of the installation of the Designer's Utility Polyethylene (UPE) lines.

Revised/Amended:
Drawing No. 0001 / Drawing Date 10/01 / Revision 10/01 / Revised Date 10/01

NO	DATE	REVISIONS	BY
A	21/05/21	ISSUE FOR APPROVAL	LP
B	20/04/22	ISSUE FOR APPROVAL	LP


DA2 GFA AREA SCHEDULE
GROUND FLOOR
7PS L00 DA2 GFA 118.0m2
TOTAL 118.0m2

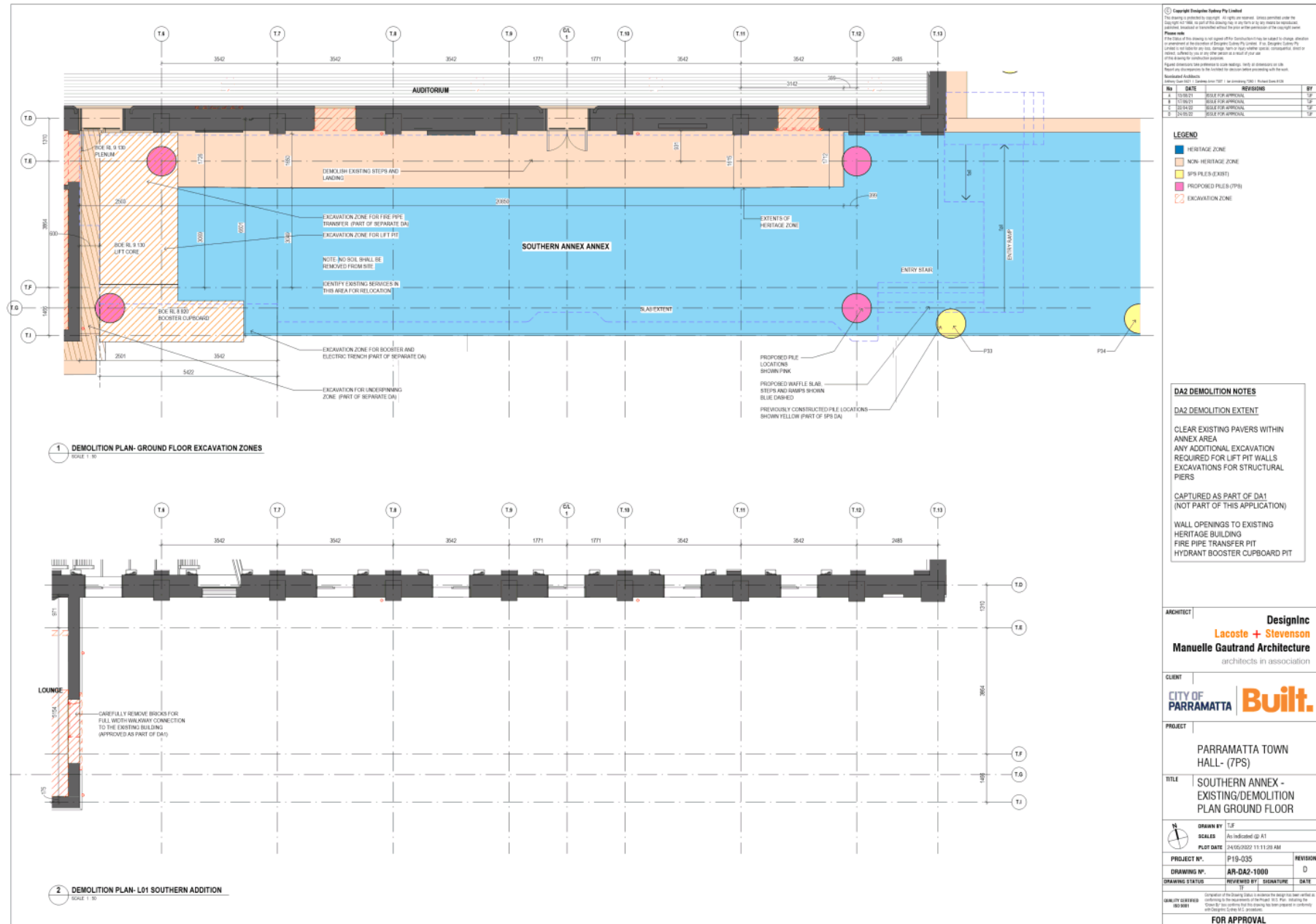
ARCHITECT | **DesignInc**
Lacoste + Stevenson
Manuelle Gautrand Architecture
architects in association

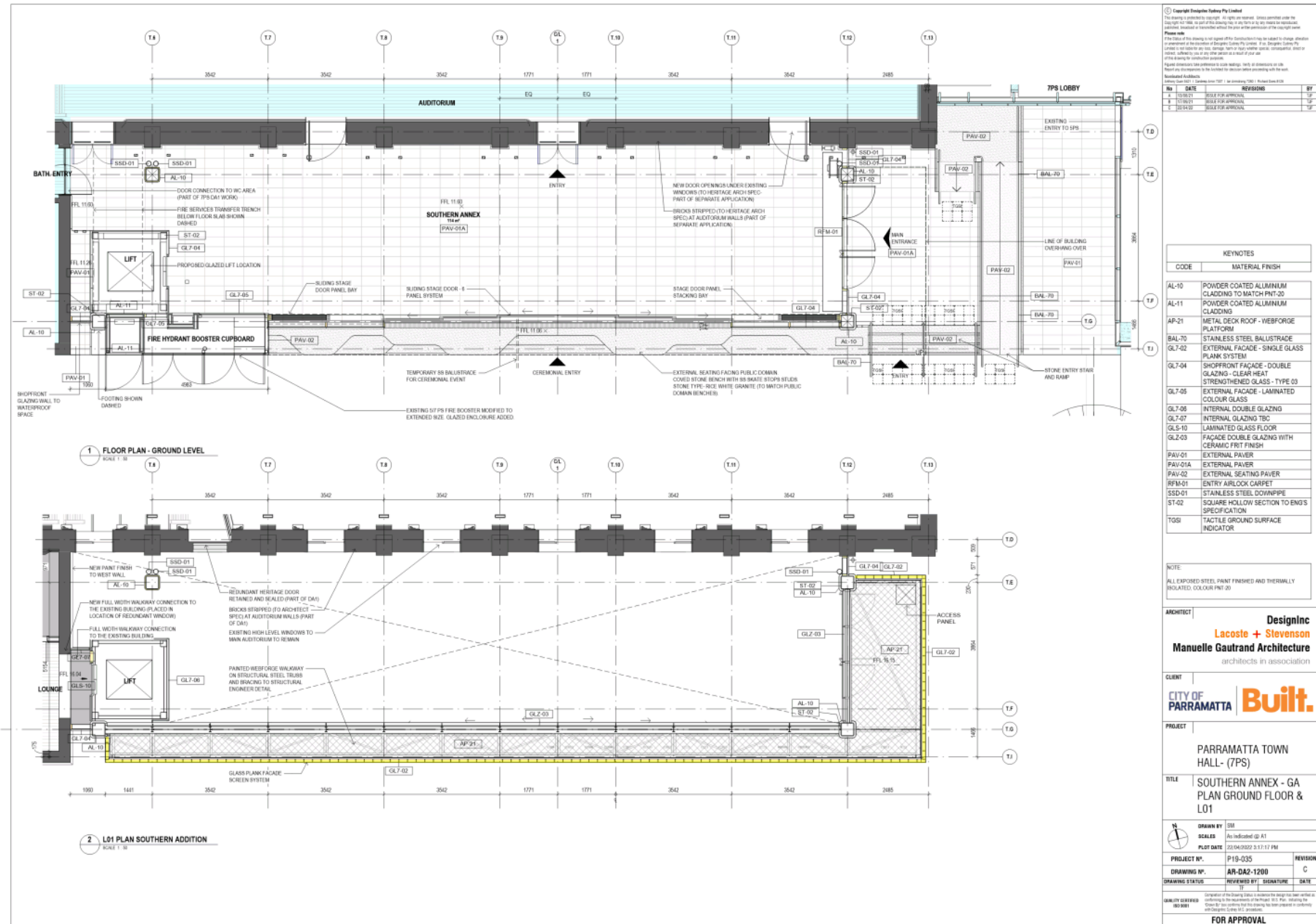
CLIENT
CITY OF
PARRAMATTA

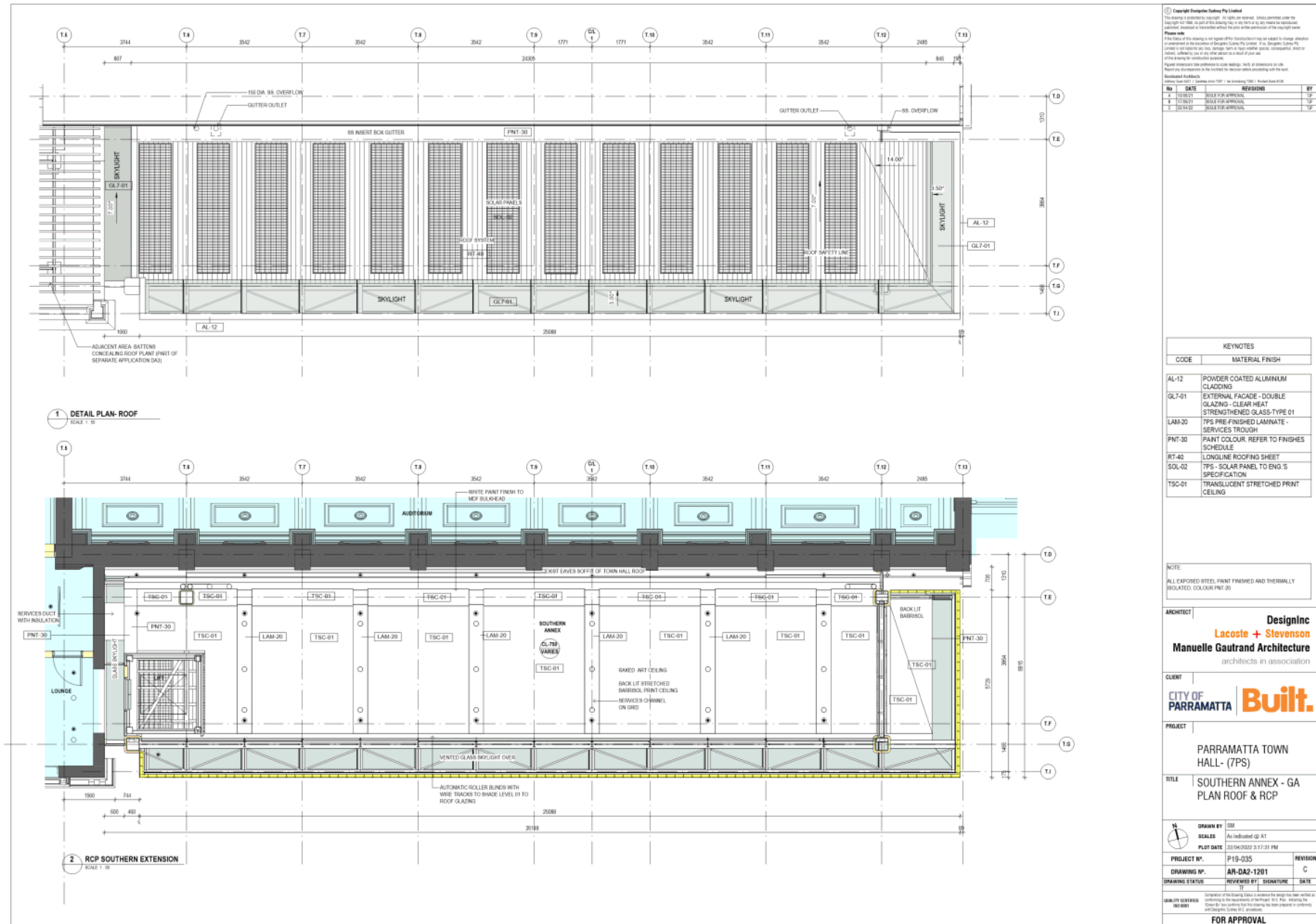
PROJECT	PARRAMATTA TOWN HALL- (7PS)
---------	-----------------------------

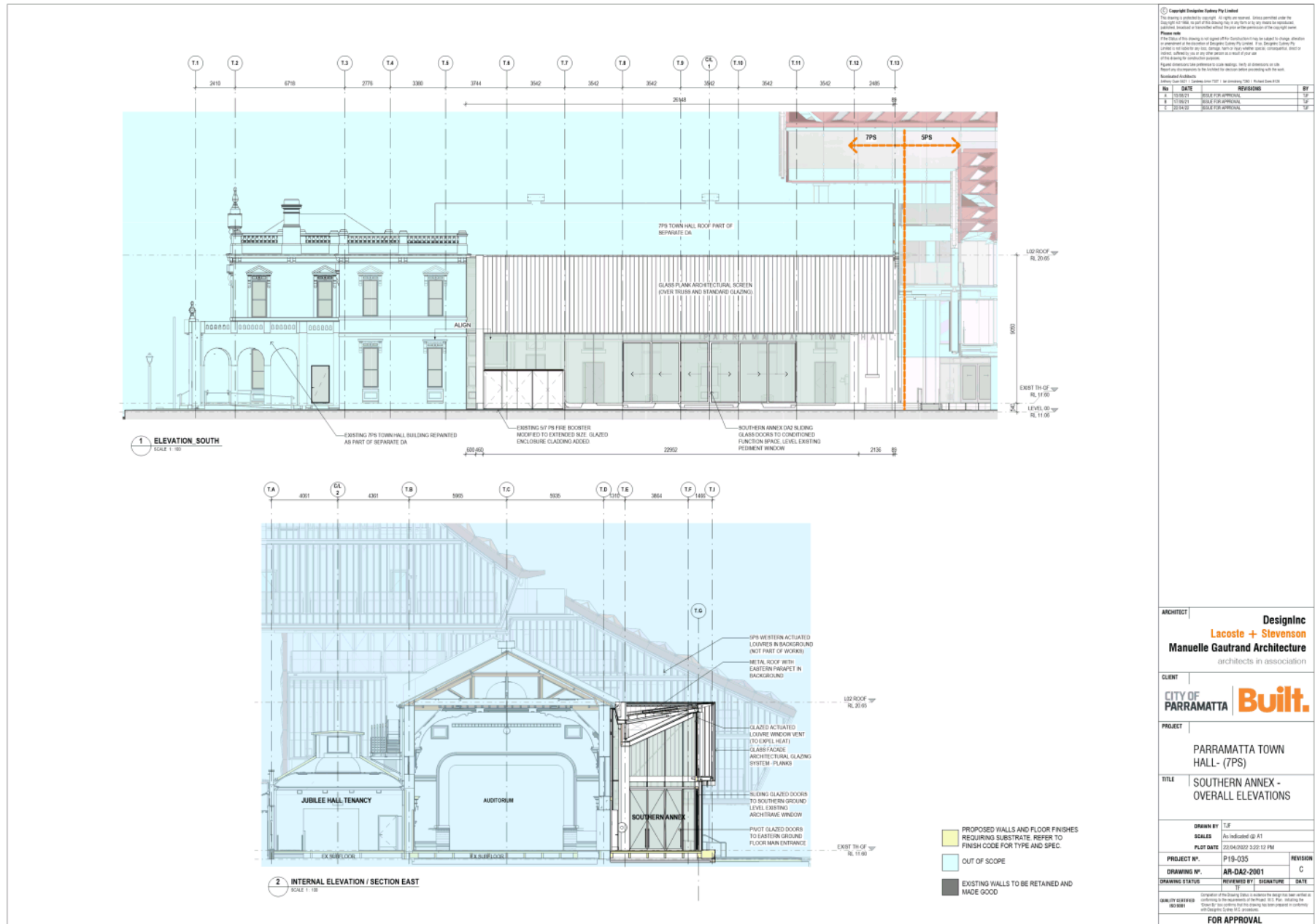
TITLE	SOUTHERN ANNEX - AREA PLANS DIAGRAMS
-------	---

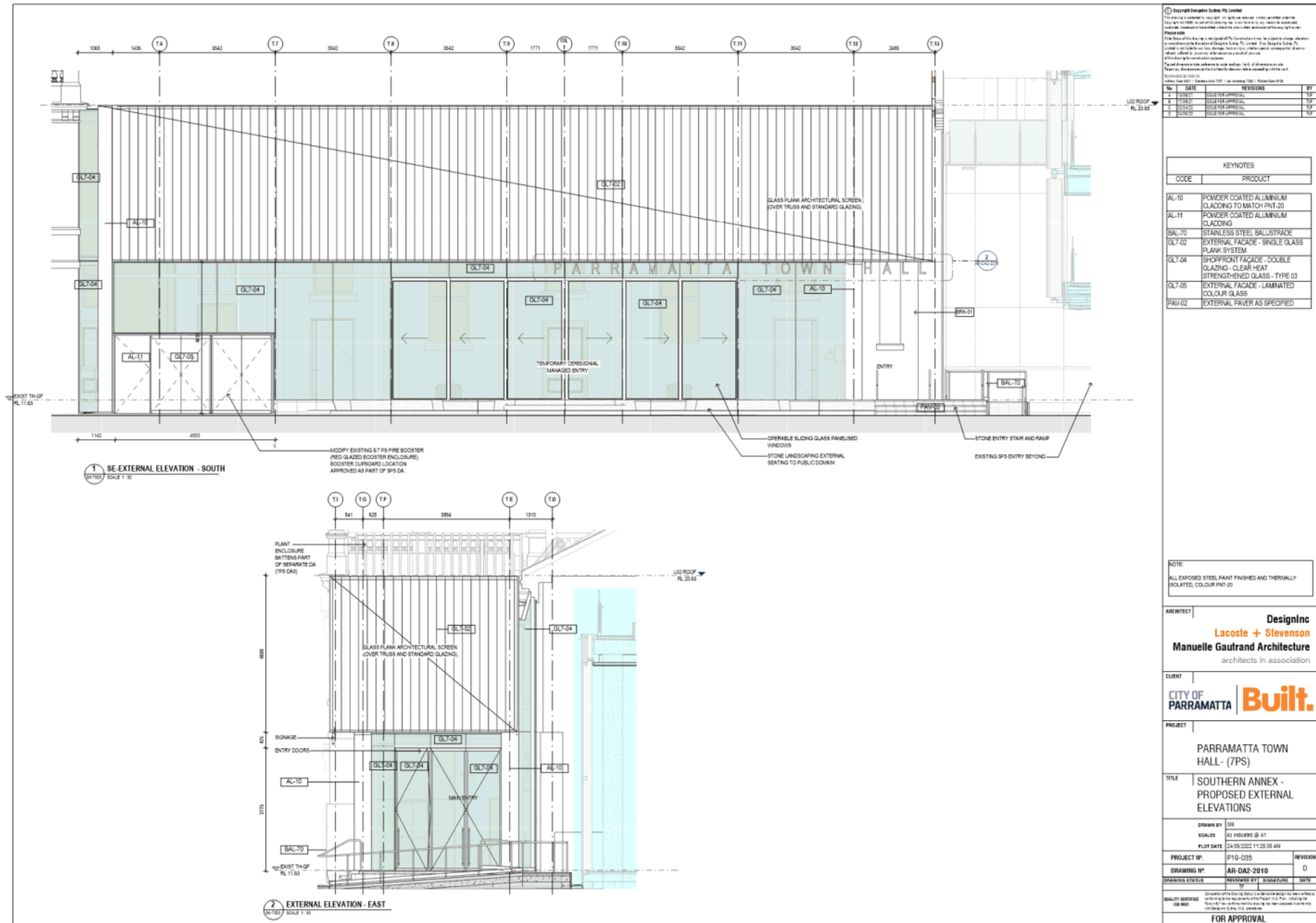
	DRAWN BY	TJF	
	SCALES	1:100 @ A1	
	PLOT DATE	22/04/2022 3:10:57 PM	
PROJECT No.	P19-035	REVISION	
DRAWING No.	AR-DA2-0050	B	
DRAWING STATUS	REVIEWED BY: SIGNATURE	DATE	
	Checker		
QUALITY CHECKED ISO 9001	Completion of the Drawing Status: The executive design has been verified as conforming to the requirements of the Project M25. Plan. Issuing the Order For Issue means that the drawing has been prepared in conformity with Geometric Design M25 standards.		
FOR APPROVAL			

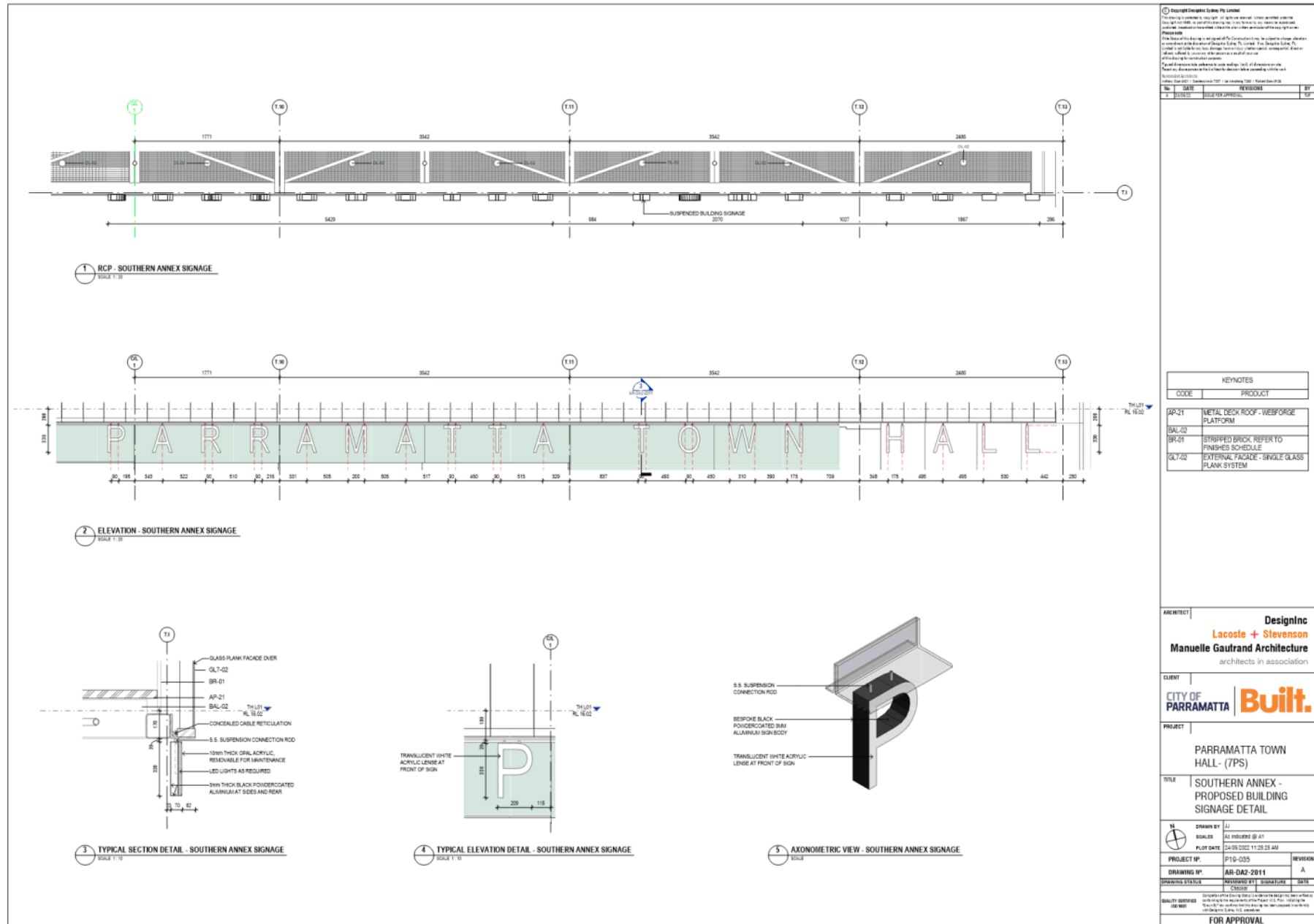






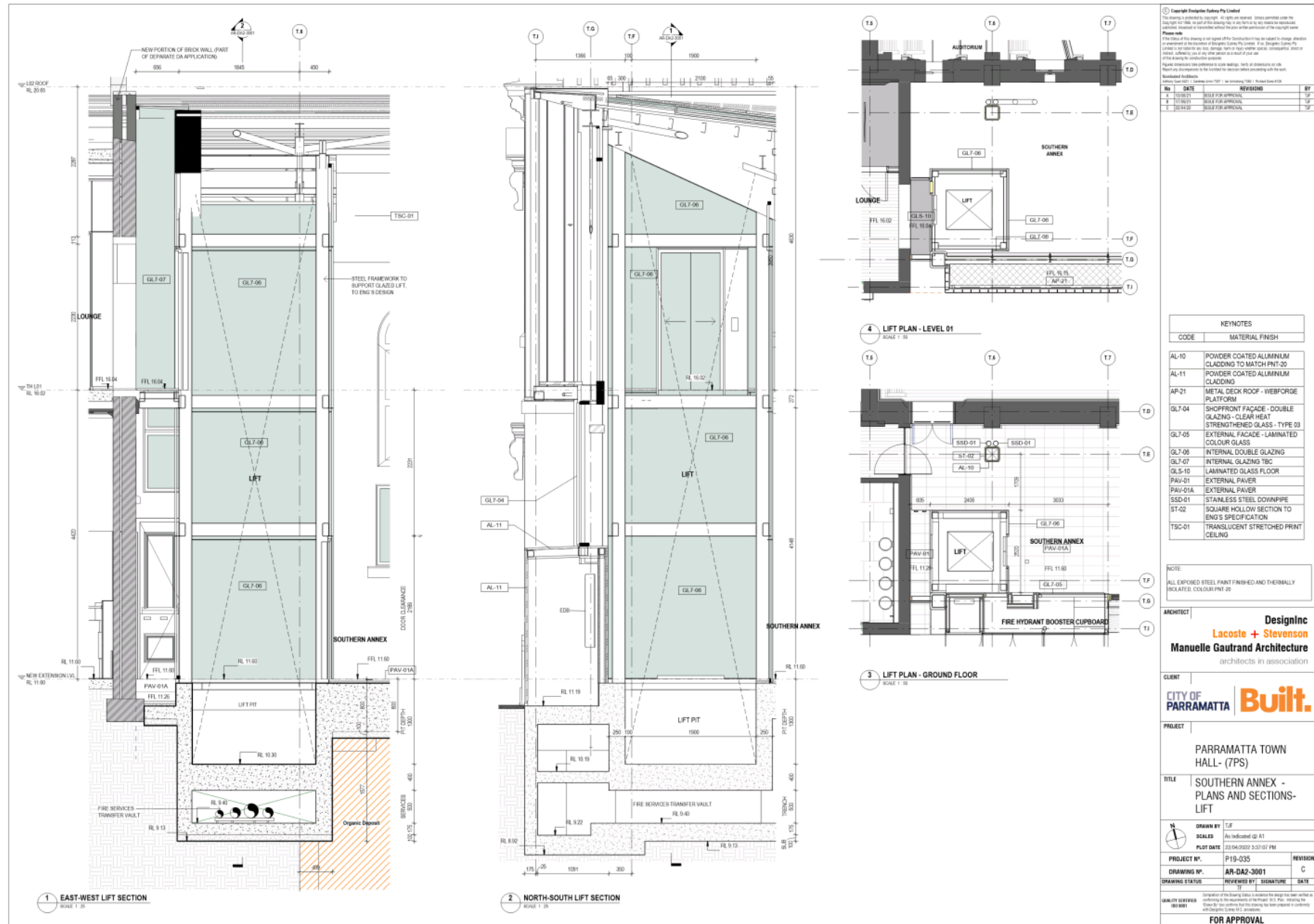
















ARCHITECT		DesignInc Lacoste + Stevenson Manuelle Gautrand Architecture architects in association	
CLIENT		CITY OF PARRAMATTA 	
PROJECT		PARRAMATTA TOWN HALL - (TPS)	
TITLE		SOUTHERN ANNEX - PERSPECTIVES	
	DRAWN BY T.J SCALES @ 1:1 PLOT DATE 22/04/2007 12:50:08 PM	REVISION C	
PROJECT NO.	P10-030		
DRAWING NO.	AR-DA2-9000		
DRAWING STATUS	IF	REVIEWED BY	SIGNATURE DATE
Copyright of the Drawing Office is retained by the design firm, whether or not the client has agreed to the payment of the fee. All Rights Reserved by Client. All work remains that this drawing has been prepared in conformity with Copyright Act 1968.			
(SHEET NUMBER OF 00001)			
FOR APPROVAL			

P19-035
7 PARRAMATTA SQUARE
EXTERNAL FINISHES SCHEDULE



CITY OF
PARRAMATTA

Architectural Specification

Appendix B

AR - C7-030

7PS EXTERNAL FINISHES SCHEDULE

TABLE OF CONTENTS

FAÇADE

FLOOR MATERIALS

METALWORK FINISHES

	CHANGES HIGHLIGHTED IN DOCUMENT
	NEW ITEMS HIGHLIGHTED IN DOCUMENT

	NO.	Revision Status	Date	Documented	Checked	Authorised
	A	ISSUED FOR APPROVAL	22.04.22	VB	TJF	RD

P19-035 7 PARRAMATTA SQUARE
7PS EXTERNAL FINISHES SCHEDULE

Date: 22/04/2022
Revision: A
Issue: ISSUED FOR APPROVAL

NB: QUANTITIES TO BE VERIFIED BY CONTRACTOR



CITY OF
PARRAMATTA

CODE	IMAGE	ITEM	DESCRIPTION	SUPPLIER	LOCATION	LEAD TIME	GREEN STAR	COMPLIANCE	REV	COMMENTS
7 PARRAMATTA SQUARE										
FAÇADE										
EXTERNAL PAINT										
PNT-05		SPECIALTY EXTERIOR PAINT - TOWN HALL WOODWORK	TYPE: PURE + Grain COLOUR: Slate Shadow	Murebond Paint Peter Tasker 0414 681 560 peter@murebond.com.au	Exterior heritage Woodwork				A	In accordance with Designline and Heritage Architect approval
PNT-10		SPECIALTY EXTERIOR PAINT - TOWN HALL WALLS	Exterior Concrete and Render PRODUCT: Kaim Royalen Mineral Silicate Paint COLOUR CODE: 5097 COLOUR: Light Stone	Kaim Mineral Paints Australia Peter Collins 0403 185 888 peter.collins@kaim.com.au	Exterior - where noted				A	In accordance with Designline and Heritage Architect approval
PNT-12		SPECIALTY EXTERIOR PAINT - TOWN HALL TRIM	Exterior Concrete and Render PRODUCT: Kaim Royalen Mineral Silicate Paint COLOUR CODE: 5095 COLOUR: Mid Stone	Kaim Mineral Paints Australia Peter Collins 0403 185 888 peter.collins@kaim.com.au	Exterior - where noted				A	In accordance with Designline and Heritage Architect approval
PNT-13		SPECIALTY EXTERIOR PAINT - TOWN HALL WALLS	Exterior Concrete and Render PRODUCT: Kaim Royalen Mineral Silicate Paint COLOUR CODE: 5091 COLOUR: Deep Stone	Kaim Mineral Paints Australia Peter Collins 0403 185 888 peter.collins@kaim.com.au	Exterior - where noted				A	In accordance with Designline and Heritage Architect approval
PNT-14		SPECIALTY EXTERIOR PAINT - TOWN HALL WALLS	TYPE: PURE + Grain COLOUR: Slate Shadow	Murebond Paint Peter Tasker 0414 681 560 peter@murebond.com.au	Exterior heritage metalwork and woodwork				A	In accordance with Designline and Heritage Architect approval (Dulux alternative - Asphalt Blue)
PNT-15		SPECIALTY EXTERIOR PAINT - TOWN HALL TRIM	TYPE: PURE + Grain COLOUR: Anchoage / Eau de Nil	Murebond Paint Peter Tasker 0414 681 560 peter@murebond.com.au	Where noted				A	In accordance with Designline and Heritage Architect approval
PNT-20		EXTERNAL METALWORKS	TYPE: Acrylic Satin Finish COLOUR: Basalt	Murebond Paint Peter Tasker 0414 681 560 peter@murebond.com.au	All Stage Two external metalwork				A	In accordance with Designline and Heritage Architect approval
PNT-30		SOUTHERN ANNEX ROOF FITTINGS METALWORK	TYPE: Acrylic Satin Finish COLOUR: To match PNT-20	Murebond Paint Peter Tasker 0414 681 560 peter@murebond.com.au	Southern Annex roof fixtures				A	In accordance with Designline and Heritage Architect approval

P19-035 7 PARRAMATTA SQUARE
7PS EXTERNAL FINISHES SCHEDULE

Date: 22/04/2022
Revision: A
Issue: ISSUED FOR APPROVAL

NS: QUANTITIES TO BE VERIFIED BY CONTRACTOR



CITY OF
PARRAMATTA

CODE	IMAGE	ITEM	DESCRIPTION	SUPPLIER	LOCATION	LEAD TIME	GREEN STAR	COMPLIANCE	REV	COMMENTS
EXTERNAL GLAZING										
GL7-01		EXTERNAL FACADE - DOUBLE GLAZING - CLEAR HEAT STRENGTHENED GLASS-TYPE 01			SOUTHERN ANNEX SKYLIGHTS AND CLERESTORY GLAZING					
GL7-02		EXTERNAL FACADE - SINGLE GLASS PLANK SYSTEM	PRODUCT: Unirol U Channel Glass RANGE: SINGLE SKIN, LOW IRON (DW)OPAL GLASS COLOUR: OPAL	UNIPROF OR EQUIVALENT	SOUTHERN ANNEX FAÇADE PLANK SCREEN				A	
GL7-03		EXTERNAL FACADE - DOUBLE GLAZING			FIRST FLOOR DOUBLE GLAZING BEHIND PLANK SCREEN					
GL7-04		SHOPFRONT FAÇADE - DOUBLE GLAZING - CLEAR HEAT STRENGTHENED GLASS	PRODUCT: PERFORMA TECH LOW E COATING RANGE: VIRIDIAN DOUBLE GLAZING CODE: PH0850C0 COLOUR: CLEAR	VIRIDIAN OR EQUIVALENT	SOUTHERN ANNEX SLIDING DOORS, SHOPFRONT GLAZING AND SIDE INFILL PANELS				A	
GL7-05		EXTERNAL FACADE - LAMINATED COLOUR GLASS	PRODUCT: Laminated Glass with VANCEVA interlayer THICKNESS: 6.38mm COLOUR: Demo Red 000C SOLAR TRANSMITTANCE: 37.5 VISIBLE LIGHT TRANSMITTANCE: 15 SOLAR ABSORPTION: 56.2	NATIONAL GLASS Terry Star 0418 785 961 terry.star@nationalglass.com.au	FIRE BOOSTER CURBOARD				A	
GL7-06		INTERNAL GLAZING			INTERNAL LIFT SHAFT GLAZING					
GL7-07		INTERNAL GLAZING								
GLS-10		LAMINATED GLASS FLOOR AT L01 LIFT LOBBY			LAMINATED GLASS FLOOR AT L01 LIFT LOBBY					
EXTERNAL BRICK										
BRK-01		Brick strip technique at Auditorium exterior walls	PRODUCT: DUMOND SMART STRIP RANGE: BRICK STRIPPING COLOUR: CLEAR NOTE: Refer to Internal Conservation and Adaptation Works report for further information		Strip bricks for auditorium area external walls. Repoint and make good as necessary. Seal brickwork after stripping.				A	

P19-035 7 PARRAMATTA SQUARE
7PS EXTERNAL FINISHES SCHEDULEDate: 22/04/2022
Revision: A
Issue: ISSUED FOR APPROVAL

NB: QUANTITIES TO BE VERIFIED BY CONTRACTOR

CITY OF
PARRAMATTA

CODE	IMAGE	ITEM	DESCRIPTION	SUPPLIER	LOCATION	LEAD TIME	GREEN STAR	COMPLIANCE	REV	COMMENTS
EXTERNAL STEEL / POWDERCOATS										
AL-10		6mm seamless folded Aluminium Column Cladding	PRODUCT: Solid Sheet Folded Aluminium TYPE: Solid Aluminium -Seamless joint CODE: Machine A COLOR: TO MATCH PNT-20 DESCRIPTION: This is a seamless cladding system with concealed joints and chamfered edges.	All Metal Curving Specialist	To conceal primary UWCs in Southern Annex				A	
AL-11		6mm seamless folded Aluminium Cladding	PRODUCT: Solid Sheet Folded Aluminium TYPE: Solid Aluminium -Seamless joint CODE: Machine A COLOR: RED DESCRIPTION: This is a seamless cladding system with concealed joints and chamfered edges.	All Metal Curving Specialist	Fire Booster Cupboard				A	
AL-12		6mm seamless folded Aluminium Cladding	PRODUCT: Solid Sheet Folded Aluminium TYPE: Solid Aluminium -Seamless joint CODE: Machine A COLOR: to match PNT-20 DESCRIPTION: This is a seamless cladding system with concealed joints and chamfered edges.	All Metal Curving Specialist	Southern Annex glazed facade trim				A	
BAT-01		HORIZONTAL SCREENING BATTENS	PRODUCT: Powder coated Exterior Aluminium Battens SIZE: 25 x 75mm COLOUR: to match PNT-20	contractor	PLANT DECK SCREEN- ABOVE SOUTHERN TOILETS				A	
BAT-10		HORIZONTAL SCREENING BATTENS	PRODUCT: Powder coated Exterior Aluminium Battens SIZE: 25 x 75mm COLOUR: to match PNT-20	contractor	PLANT DECK SCREEN- ABOVE JUBILEE HALL				A	
AP-21		WEBFORGE WALKWAY	PRODUCT: Powder coated Exterior WebForge walkway SIZE: 25 x 25mm COLOUR: to match PNT-20	contractor	FOR ROOF ACCESS AND CLEANING AND MAINTENANCE ACCESS BEHIND SOUTHERN ANNEX FAÇADE PLANK SCREEN					
BAL-70		SS BALUSTRADE, HANDRAIL AND FITTINGS	PRODUCT: External SS balustrade SIZE: COLOUR: Unished SS	contractor	IN PUBLIC PEDESTRIAN CIRCULATION AREAS ADJOINING PUBLIC DOMAIN					

P19-035 7 PARRAMATTA SQUARE
7PS EXTERNAL FINISHES SCHEDULE

Date: 22/04/2022
Revision: A
Issue: ISSUED FOR APPROVAL

NS: QUANTITIES TO BE VERIFIED BY CONTRACTOR



CITY OF
PARRAMATTA

CODE	IMAGE	ITEM	DESCRIPTION	SUPPLIER	LOCATION	LEAD TIME	GREEN STAR	COMPLIANCE	REV	COMMENTS
FLOOR MATERIALS										
EXTERNAL PAVERS										
PAV-01		EXTERNAL PAVER GRANITE (TO MATCH PUBLIC DOMAIN)	TYPE: Paver - External tile COLOUR: ADELAIDE BLACK SIZE: 600 x 300 x 40mm NON TRAFFICABLE 600 x 300 x 60mm TRAFFICABLE FINISH: EXFOLIATED GROUT: match public domain	Contractor/SAM the paver man	EXTERNAL PAVING AREAS THAT ARE ON THE SAME LEVEL AS THE PUBLIC DOMAIN			AS/SPM PS X (M10) VET Undercover concourse of sports stadiums	A	
PAV-01A		GRANITE TILE	TYPE: GRANITE TILE COLOUR: Rise White SIZE: 600 x 300 x 20 mm FINISH: Shot Blasted Square edge GROUT: match Rise White public domain grout	Contractor/XS CORP, CHINA	SOUTHERN ANNEX INTERNAL HORIZONTAL PAVED AREAS				A	
PAV-02		GRANITE TILE	TYPE: GRANITE TILE COLOUR: Rise White SIZE: 600 x 300 x 100 mm FINISH: Shot Blasted Square edge GROUT: match public domain	Contractor/XS CORP, CHINA	SOUTHERN ANNEX EXTERNAL STEPS, BENCH AND RAIRPS: 100MM THICK ON BENCHES.				A	
SND-01		NEW SANDSTONE THRESHOLD FLAGSTONE	PRODUCT: Sandstone COLOUR: sandstone FINISH: Honed / Square edge SIZE: SINGLE BLOCK TO FIT THRESHOLD 400 DEEP	Contractor/STONEMASON	DOOR THRESHOLD		2	AS/SPM PS X (M10)	A	new product product to match existing
SSS-01		Stainless Steel Skateboard Clearance 120mm	PRODUCT: SS SKATEBOARD STOPS FINISH: SS UNFINISH FINISH SIZE: SINGLE BLOCK TO FIT THRESHOLD 400 DEEP	SAFETY AND CIVIL	SOUTHERN ANNEX EXTERNAL BENCHES		2	AS/SPM PS X (M10)	A	new product product to match existing
ROOF										
RT-30		RUBIX CASSETTE AWNING	PRODUCT: HELIOSHADE RUBIX CASSETTE AWNING COLOUR: TAN FINISH: BLACK FRAME SIZE: REFER ELEVATIONS. VARIES.	HELIOSCREEN	NORTHERN LANEWAY RETAIL TENANCY LICENSED SEATING AREA					
RT-40		LONGLINE ROOFING SHEET	TYPE: ROOF SHEETING LONGLINE 305 COLOUR: BASALT SIZE: FINISH: SATIN	Lyseight	SOUTHERN ANNEX ROOF					
RT-50		Heritage style corrugated galvalume roof sheeting	PRODUCT: Metal Roof Sheeting COLOUR: Galvalume Zinc FINISH: Finish Galvalume Zinc 2600 Fasteners: ISO 9229 C4 or C5 (Non-Stainless Steel) SIZE: Roof: 0550 Steel Base Metal Thickness (BMT) 0.60mm Eaves/Outlets: 05 Profile 0550 Steel Galvalume Zinc 2600 0.35 Box/Gutter Type To Match Existing 0550 Steel Galvalume Zinc 2600 0.7	Lyseight Custom Cbl/ Assent 21 Corrugated	Heritage style roof sheeting: Main Hall, Jubilee Hall and Verandah					

P19-035 7 PARRAMATTA SQUARE
7PS EXTERNAL FINISHES SCHEDULE

Date: 22/04/2022
Revision: A
Issue: ISSUED FOR APPROVAL

NB: QUANTITIES TO BE VERIFIED BY CONTRACTOR



CODE	IMAGE	ITEM	DESCRIPTION	SUPPLIER	LOCATION	LEAD TIME	GREEN STAR	COMPLIANCE	REV	COMMENTS
RT-S1		Heritage style roofing stormwater drainage	Rainwater Heads Type To Match Existing G550 Steel Galvanised Zinc Z600 0.7 Paint finish: Colour PNT-14 Downpipe Circular G550 Steel Galvanised Zinc Z600 1.6 Paint finish: Colour PNT-14	Lysaght	Heritage style external roof stormwater drainage fittings- Main Hall, Jubilee Hall and Verandah					
SOL-02		Solar panels	TYPE: SOLAR PANELS COLOUR: BASALT SIZE: FINISH: BLACK FRAMES	Contrastor	Roof top of Southern Annex					




P19-035 7 PARRAMATTA SQUARE
7PS EXTERNAL FINISHES SCHEDULE

Date: 22/04/2022
Revision: A
Issue: ISSUED FOR APPROVAL

NB: QUANTITIES TO BE VERIFIED BY CONTRACTOR



CITY OF
PARRAMATTA

CODE	IMAGE	ITEM	DESCRIPTION	SUPPLIER	LOCATION	LEAD TIME	GREEN STAR	COMPLIANCE	REV	COMMENTS
METAL WORK FINISHES										
SSG-01		Stainless Steel Inset gutter	TYPE: Stainless Steel Inset gutter CODE: SSG-01 SIZE: 600 x 300 FINISH: SS		Southern Annex roof				A	
SSD-01		Stainless Steel Downpipe	TYPE: Stainless Steel downpipe CODE: SSD-01 SIZE: 600 x 300 FINISH: SS		Southern Annex internal downpipes and overflows				A	
GLV		Commercial Awning system. Single Glass leaf as per drawings	TYPE: EBSA etched double glazed Glass louvre CODE: Series 485 SIZE: 1771 grid spacing as per existing grid set out FINISH: Powdercoat Aluminium Bronze ROB: Powder coat or Anodized Bronze ROB: 141 117 80	EBSA					A	There will be a high level warning system. It is important that the actuator system is automatic. Use Arcus International Electrical Range or Equivalent
LV-02		Internal Operable Louvre System	RANGE: Merlin Operable Louvres COMPOSITION: Aluminium Profile Custom: Sheraton 360 Chander with SHE-140 CH profile reverse profile. COLOUR: TBC CODE: SHE-140 CH - Sheraton 360	Louvreclad operable louvre system with hydraulic system behind.	Along SPS boundary to integrate into the SPS louvre set out. Lobby area. To match facade louvre system.				A	It is crucial that this system and set out is identical to the SPS package for consistency and Aesthetics

The logo for URBIS, featuring the word "URBIS" in a bold, sans-serif font. To the right of the text is a square frame that is open on the right side, with a vertical line extending upwards from the top-left corner and a horizontal line extending to the right from the bottom-left corner, forming a partial square.

STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions
7 Parramatta Square - Southern
Annexure

Prepared for
CITY OF PARRAMATTA COUNCIL
1 October 2021

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Associate Director	Simon Gunasekara
Consultant	Andrew Lee
Project Code	P19702
Report Number	Final

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Pty Ltd
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

urbis.com.au

URBIS
STATEMENT OF ENVIRONMENTAL EFFECTS - 7 PARRAMATTA SQUARE -
SOUTHERN ANNEXURE

INTRODUCTION

1

CONTENTS

Executive Summary	5
Site Description	5
Development Description	5
Planning Context	5
Assessment of key issues	6
1. Introduction	7
2. Site Context	9
2.1. Site Description	9
2.2. Existing Development	10
2.3. Locality Context	11
3. Project History	13
3.1. Approvals History	13
4. Proposed Development	14
4.1. Overview	14
4.2. Southern Terrace	15
4.3. Southern Annexure Operations	16
4.4. Services and Infrastructure	16
4.5. Signage	17
4.6. Excavation works	17
5. Planning Assessment	18
5.1. Overview	18
5.2. Strategic Planning Policy	18
5.2.1. Greater Sydney Region Plan	18
5.2.2. Our Greater Sydney 2056: Central City District Plan	18
5.2.3. Parramatta Local Strategic Planning Statement	19
5.3. Relevant Acts	19
5.3.1. Environmental Planning and Assessment Act 1979	19
5.3.2. Heritage Act 1977	20
5.4. State Environmental Planning Policy (State and Regional Development) 2011	20
5.5. State Environmental Planning Policy No 64—Advertising and Signage	20
5.6. Local Environmental Planning Policies	23
5.6.1. Zoning and Permissibility	23
5.6.2. Principle Development Standards	25
5.6.3. Miscellaneous Provisions	25
5.6.4. Additional Local Provisions	28
5.7. Development Control Plan	29
6. Assessment of Key Issues	31
6.1. Built Form and Urban Design	31
6.2. Heritage Conservation	32
6.2.1. Aboriginal Heritage	32
6.2.2. European Heritage	34
6.2.3. Archaeology	36
6.3. Transport, Traffic and Parking	36
6.3.1. Traffic Impacts	37
6.3.2. Car and Bicycle Parking Requirements	37
6.3.3. Access and Loading	37
6.4. Stormwater and Flood Management	37
6.5. BCA and Access	38
6.6. Ecological Sustainable Development	38
6.7. Services and Infrastructure	38
6.8. Waste Management	39

6.8.1.	Construction and Demolition Works	39
6.8.2.	Operational Waste	40
7.	Section 4.15 Assessment	41
7.1.	Environmental Planning Instruments	41
7.2.	Draft Environmental Planning Instruments	41
7.3.	Development Control Plan	41
7.4.	Regulations	41
7.5.	Likely Impacts of the Proposal	41
7.5.1.	Natural and Built Environmental Impacts	41
7.5.2.	Social and Economic Impacts	42
7.6.	Suitability of the Site	42
7.7.	Submissions	42
7.8.	Public Interest	42
8.	Conclusion	44
	Disclaimer	45
Appendix A	Architectural Package	
Appendix B	Survey Plan	
Appendix C	Design Report	
Appendix D	Addendum Aboriginal Cultural Heritage Assessment (ACHA)	
Appendix E	Historical Archaeology – Heritage Impact Statement	
Appendix F	Historical Archaeology Letter	
Appendix G	Statement of Heritage Impact	
Appendix H	Access Report	
Appendix I	Fire Engineering Statement	
Appendix J	Building Services Report	
Appendix K	Civil PackAge	
Appendix L	Flood Emergency Management Strategy Report	
Appendix M	Traffic and Parking Statement	
Appendix N	Construction Waste Management Plan	
Appendix O	Operational Waste Management Plan	
Appendix P	Cost Summary Report	

FIGURES

Figure 1 Broader Site Aerial – 7PS & 5PS	9
Figure 2 Town Hall Building – Southern Annexe – outlined blue	10
Figure 3 Photographs of site and surrounds	11
Figure 4 Regional Context	12
Figure 5 Proposed Ground Floor Plan – Southern Annexe	14
Figure 6 Perspectives of Proposed Southern Annexe	15
Figure 7 Southern Elevation	16
Figure 8 Heritage Map – Parramatta LEP 2011	25
Figure 9 Proposed Southern Annexe	31
Figure 10 Identified Archaeology Conservation Zone	33
Figure 11 Significance of Spaces at Parramatta Town Hall	35
Figure 12 Construction Waste Plan	40

PICTURES

Picture 1 Town Hall Building viewed from the west	11
Picture 2 Civic Plaza viewed from south	11

Picture 3 Adjoining retail and commercial building	11
Picture 4 St John's Cathedral viewed from east.....	11
Picture 5 Ground Floor	35
Picture 6 Level 01	35

TABLES

Table 1 Supporting Documentation	8
Table 2 Site Description	9
Table 3 SEPP 64 – Advertising and Signage – Compliance Assessment.....	20
Table 4 Consistency with zone objectives.....	23
Table 5 LEP Compliance Table.....	25
Table 6 Clause 5.10 – Heritage Conservation	26
Table 7 DCP Compliance Table	29

EXECUTIVE SUMMARY

This Statement of Environmental Effects (**SEE**) has been prepared on behalf of the City of Parramatta Property Development Group (**PDG**) (**the applicant**) and in support of a Development Application (**DA**) for alterations and additions to the Parramatta Town Hall building, located at 7 Parramatta Square, Parramatta.

This project seeks to facilitate the contemporary extension of the Parramatta Town Hall building identified as the 'Southern Annexure'. The proposed extension will support the adaptive re-use of the Town Hall building and better integrate the heritage item with the approved redevelopment at 5 and 7 Parramatta Square. Accordingly, the proposal will facilitate the intended revitalisation of the existing Town Hall building as a key community asset within the Parramatta Square renewal precinct.

SITE DESCRIPTION

The site is known as 7 Parramatta Square (7PS) and is legally described as Lot 14 in DP 1255319 and is owned by the City of Parramatta Council. The site currently accommodates the Parramatta Town Hall building (subject of this DA), the 5 Parramatta Square redevelopment site and has direct frontage to the Church Street civic link.

DEVELOPMENT DESCRIPTION

The DA seeks development consent for the following:

- Excavation works to accommodate site servicing and the southern terrace.
- Development of a two-storey terrace on the building's southern elevation. The terrace will be constructed in a light-weight materiality including pre-cast concrete, glazing and translucent screening in front of the upper sections.
- Lift access to Level two meeting rooms.
- Establishment new pre-function space at the southern annexure with capacity for temporary seating and food/drink kiosks
- New pedestrian connections between the existing Town Hall building and the terrace addition.
- New, backlit building identification signage at the proposed southern terrace facade.
- Establishment of internal lighting, utility services and passenger lift at the south-western corner of the enclosed area.

The proposed works have an estimated cost of \$3,159,870 and development consent is sought in accordance with Part 4 of the EP&A Act.

PLANNING CONTEXT

The proposal has been assessed in accordance with the key planning objectives, priorities and actions outlined within relevant strategic land use and transport planning policies including:

- A Metropolis of Three Cities – the Greater Sydney Region Plan
- Central City District Plan
- Parramatta Local Strategic Planning Statement – City Plan 2036
- City of Parramatta Civic Link Strategic Framework Plan

This SEE also provides a comprehensive assessment of the proposed development in accordance with the following statutory controls and regulatory instruments:

- *Environmental Planning and Assessment Act 1979*
- *Heritage Act 1977*
- *State Environmental Planning Policy No.64 – Advertising and Signage*
- *Parramatta Local Environmental Plan 2011*

- *Parramatta Development Control Plan 2011*

Overall, the proposed uses and works achieve a high level of compliance with the relevant metropolitan and local planning policies and strategies.

ASSESSMENT OF KEY ISSUES

The proposed development has been assessed against all relevant items of Section 4.15 of the EP&A Act. The compelling reasons why a positive assessment and determination of the project should prevail are summarised below:

The SEE demonstrates the proposed development is appropriate for the site and the locality as summarised below

- **The proposal satisfies the applicable strategic objectives of the district and Parramatta:**

The proposal will contribute towards growing the presence and role of Parramatta as Sydney's second CBD and the metropolitan centre of the Central City District. The proposal celebrates the existing local heritage of Parramatta and will support the important role that cultural heritage has in creating cities where people enjoy to live, work and play.

- **The proposal satisfies the applicable state and local planning controls and guidelines.**

The proposal complies with all the relevant controls of the Parramatta LEP 2011 and achieves a high level of consistency with the key planning controls within the Parramatta DCP 2011.

- **The proposal has been prepared with the appropriate response to Aboriginal, European and Archaeological Heritage**

The appropriate s.140 application and variation to AHIP#4592 is being sought in tandem to this proposal as to mitigate any potential impacts to the archaeological heritage value of the site. Otherwise, the proposed addition has been designed to maintain the appropriate interpretation of the Town Hall heritage façade.

- **The proposal responds positively to the site conditions and the surrounding urban environment.**

The proposal involves contemporary additions to existing Parramatta Town Hall, a local heritage item. The proposed works respect and support the significance of the heritage building by supporting its ongoing civic use, while better integrating it with the contemporary civic building approved at 5PS. The proposed works will establish the intended interface with the Parramatta Square precinct.

- **The proposal is in the public interest.**

The proposal will be a positive contribution to Parramatta Square, creating an upgraded space for visitors and the community to enjoy and celebrate Parramatta's social and cultural heritage.

Accordingly, it is submitted that the proposal is appropriate for the site and well-worthy of support from the independent assessment planner and ultimate approval from the City of Parramatta Council.

1. INTRODUCTION

This SEE has been prepared on behalf of the City of Parramatta Council (**the applicant**) in support of a Development Application (**DA**) for alterations and additions to the Parramatta Town Hall building, located at 7 Parramatta Square, Parramatta. The proposed additions are identified as the 'Southern Annexure' and include the establishment of a new contemporary terrace to the existing Town Hall building.

The proposal forms part of the second stage of the Parramatta Square precinct development, seeking to revitalise the Parramatta Town Hall building to create a central focal point for civic activity within Parramatta, and integrate with the adjoining 5 Parramatta Square development currently underway.

Specifically, this project involves the following internal alterations and additions:

- Excavation works to accommodate site servicing and southern terrace.
- Development of a two-storey terrace on the building's southern elevation. The terrace will be constructed in a light-weight materiality including pre-cast concrete, glazing and translucent screening in front of the upper sections.
- Establishment new pre-function space at the southern annexure with capacity for temporary seating and food/drink kiosks
- New pedestrian connections between the existing Town Hall building and the terrace addition.
- New, backlit building identification signage at the proposed southern terrace facade.
- Establishment of internal lighting, utility services and passenger lift at the south-western corner of the enclosed area.

The proposed works have an estimated cost of \$3,159,870 and development consent is sought in accordance with Part 4 of the EP&A Act.

This SEE is structured as follows:

- **Section 2 – Site Context:** identifies the site and describes the existing development and local and regional context.
- **Section 3 – Project History:** outlines the approvals history and pre-lodgement discussions with key stakeholders.
- **Section 4 – Proposed Development:** provides a detailed description of the proposed alterations and additions.
- **Section 5 – Strategic Context:** identifies and analyses the State, regional and local strategic planning policies relevant to the site and proposed development.
- **Section 6 – Statutory Context:** provides a detailed assessment of the State and local environmental planning instruments and plans relevant to the site and development.
- **Section 7 – Assessment of Key Issues:** identifies the potential impacts arising from the proposal and recommends measures to mitigate, minimise or manage these impacts.
- **Section 8 – Section 4.15 Assessment:** provides an assessment of the proposal against the matters of consideration listed in Section 4.15 of the EP&A Act.
- **Section 9 – Conclusion:** provides an overview of the development assessment outcomes and recommended determination of the DA.

Table 1 Supporting Documentation

Feature	Description	Reference
Survey Plan	Craig & Rhodes	Appendix A
Architectural Plans	Manuelle Gautrand Architecture, Lacoste + Stevenson and DesignInc	Appendix B
Design Report	Manuelle Gautrand Architecture, Lacoste + Stevenson and DesignInc	Appendix C
Addendum Aboriginal Cultural Heritage Assessment (ACHA)	Niche Environment and Heritage	Appendix D
Historical Archaeology – Heritage Impact Statement	Casey and Lowe	Appendix E
Historical Archaeology Letter	Casey and Lowe	Appendix F
Statement of Heritage Impact	TKD Architects	Appendix G
Access Report	Design Confidence	Appendix H
Fire Engineering Statement	LCI	Appendix I
Building Services Report	LCI	Appendix J
Civil Package	Northrop	Appendix K
Flood Emergency Management Strategy Report	AECOM	Appendix L
Traffic and Parking Statement	AECOM	Appendix M
Construction Waste Management Plan	EcCell Environmental	Appendix N
Operational Waste Management Plan	EcCell Environmental	Appendix O
Cost Summary Statement	WT Partnership	Appendix P

2. SITE CONTEXT

2.1. SITE DESCRIPTION

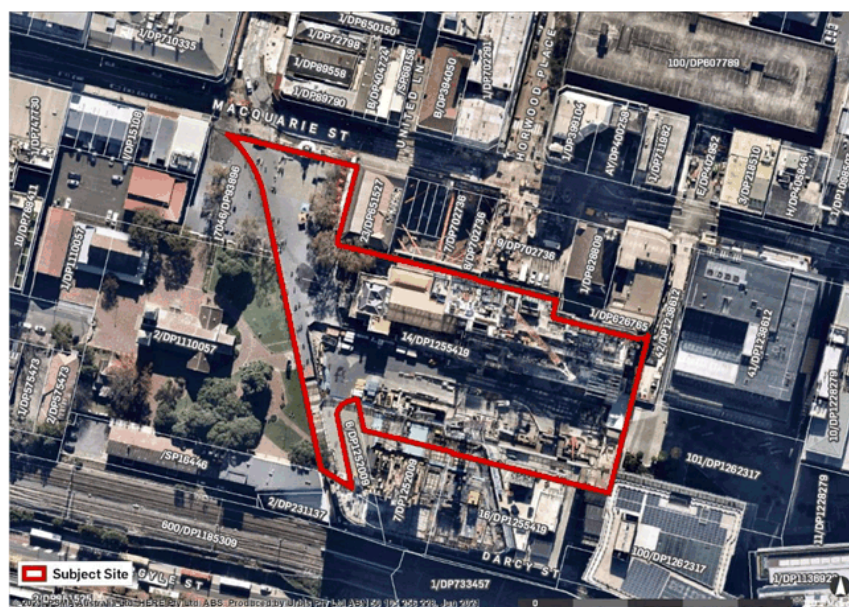
The site is known as 7 Parramatta Square (7PS), is legally described as Lot 14 in DP 1255319 and is owned by the City of Parramatta Council. The 7PS site forms part of a larger allotment with a total site area of 3,875m², that comprises the two-storey locally heritage listed Parramatta Town Hall building (the subject of this DA) as well as the 5 Parramatta Square redevelopment that occupies the south-eastern portion of the site. The site also includes the broader Parramatta Square public domain and Bicentenary Square.

The site is generally flat and has direct frontage to Church Street and Bicentenary Square. The Parramatta Town Hall building does not have direct vehicular access. The key features of the site are summarised in the following table.

Table 2 Site Description

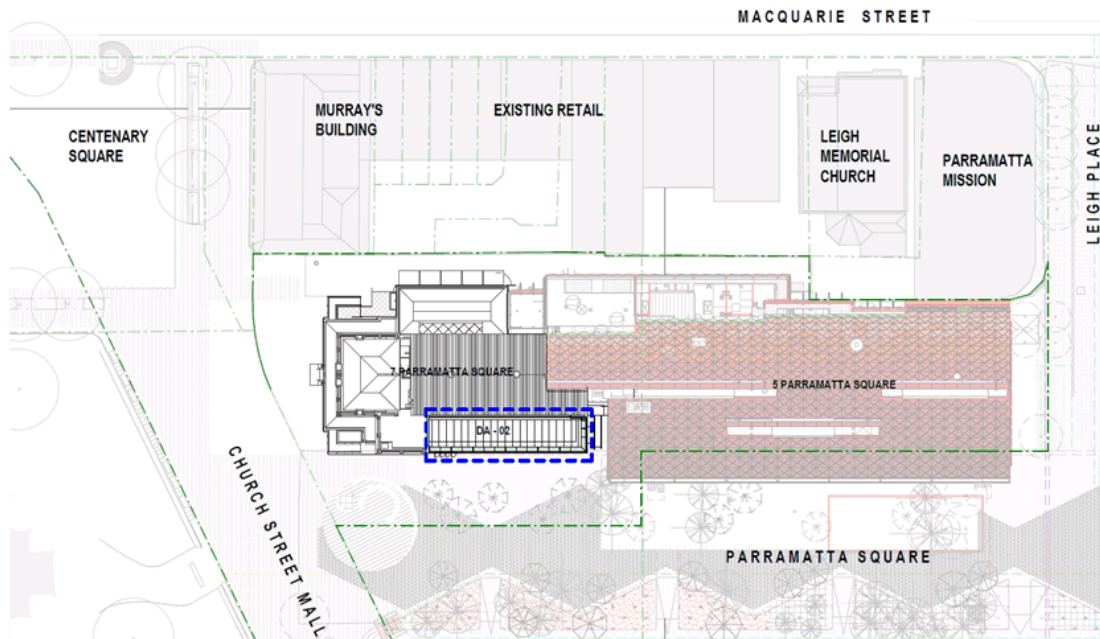
Feature	Description
Street Address	182 Church Street, Parramatta (also known as 7 Parramatta Square)
Legal Description	Lot 14 in Deposited Plan 1255419
Site Area	3,857m ²
Vehicular access / pedestrian access	Pedestrian access from Church Street civic link and Parramatta Square. No direct vehicular access available.
Cost of Works	\$3,159,870

Figure 1 Broader Site Aerial – 7PS & 5PS



Source: Near Maps / Urbis

Figure 2 Town Hall Building – Southern Annexe – outlined blue



Source: Manuelle Gautrand, DesignInc and Lacoste + Stevenson

2.2. EXISTING DEVELOPMENT

The site currently accommodates the Parramatta Town Hall building (subject of this DA) and the 5 Parramatta Square redevelopment site.

The Parramatta Town Hall building presents as a two-storey locally listed heritage item. The 5 Parramatta Square development frames the north and eastern parts of the Town Hall building and will integrate with the Town Hall building once constructed.

Majority of the Parramatta Square civic link is contained within the site's allotment and comprises a range of public amenities including seating and shade features, as well as outdoor recreation activities such as chess and table tennis. Six large canopy trees also fall within the allotment.

Access to the broader site is available by pedestrians from Macquarie Street in the north and Church Street in the south.

Figure 3 Photographs of site and surrounds



Picture 1 Town Hall Building viewed from the west



Picture 2 Civic Plaza viewed from south



Picture 3 Adjoining retail and commercial building



Picture 4 St John's Cathedral viewed from east

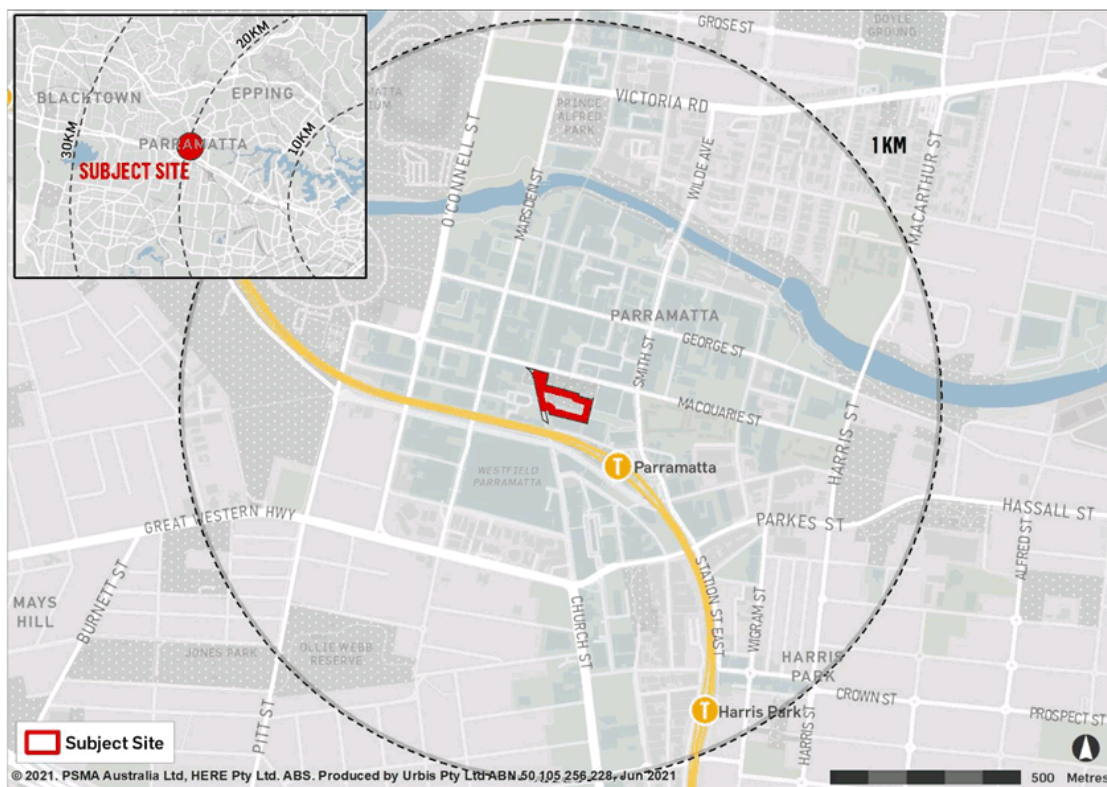
Source: Urbis

2.3. LOCALITY CONTEXT

The site forms part of the three-hectare Parramatta Square urban renewal precinct located at the core of the Parramatta CBD. Parramatta Square will be transformed into a central hub with a substantial new civic space and up to 360,000sqm of mixed-use floor space, supporting social, cultural and economic activity and aligning with strategic aspirations for the Parramatta CBD.

The land to the east of the Parramatta Town Hall previously contained the former Parramatta City Council Chambers building that was demolished in August 2016 (DA/237/2015 – approved 29 June 2016). A development application for a 6-storey mixed use development comprising civic, commercial and retail land uses and public domain improvements was approved on 12 December 2019 by the Sydney Central City Planning Panel (DA-476-2019). Construction works are currently underway.

Figure 4 Regional Context



Source: Near Maps / Urbis

Majority of the site's surrounds are currently being redeveloped or is subject to applications for redevelopment. The surrounding development includes:

- **North:** The site is adjoined by a redevelopment site in the north which has been cleared for construction. Beyond the redevelopment site is Macquarie Street which runs east-west between Harris Street and O'Connell Street.
- **East:** The 5 Parramatta Square redevelopment site comprises the eastern area of the site. Further east is the completed 3 and 4 Parramatta Square development.
- **South:** Beyond the 5 Parramatta Square redevelopment site is the 6 and 8 Parramatta Square redevelopment site which is currently under construction. Parramatta Station is located further south beneath Parramatta Westfields.
- **West:** Directly west of the site is the broader civic plaza area and St Johns Cathedral site which is the subject of a Planning Proposal.

The site is highly accessible by public transport, with the Parramatta Train Station and bus interchange within 200m of the site. The Parramatta Light Rail will also provide public transport amenity and is sited at the cross section of Macquarie Street and Church Street. A new future Metro Station will further enhance public transport connections to the site.

Vehicle access to the site is not available, however there is substantial basement car parking within the site's vicinity.

3. PROJECT HISTORY

3.1. APPROVALS HISTORY

The following provides a summary of the development of the proposed alterations and additions to the Parramatta Town Hall building.

- On 23 February 2015, Council resolved to progress with the scenario for the new Council facilities to be located on the existing Council Chambers Building site (5PS Site, formerly known as PS4) at 1A Civic Place, Parramatta, incorporating the adaptive re-use of the historic Town Hall building at 182 Church St, Parramatta (the subject development). Further, Council resolved that the Property Development Group progress with further design concepts and options for the new Council facilities including conducting a design competition if necessary, for the further consideration of Council.
- An Architectural Design Competition was convened for the 5PS site in accordance with the NSW Department of Planning & Environment's Director General's Design Excellence Guidelines and the City of Parramatta Council's Design Excellence Competition Guidelines. The Competition Jury unanimously recommended the scheme presented by DesignInc, Manuelle Gautrand Architecture and Lacoste + Stevenson Architects as the winner of the 5 Parramatta Square - Council Facilities Design Competition.

A development application based on the scheme prepared by DesignInc, Manuelle Gautrand Architecture and Lacoste + Stevenson Architects was lodged with Parramatta City Council on 15 August 2019 (DA/476/2019) seeking consent for the scheme. On 8 December 2019, approval was granted by the Central City Planning Panel.

- The design competition and subsequent development application granted consent for partial demolition and alterations to the rear of the Parramatta Town Hall. Of note, the intended fit-out works and alterations and additions to the Town Hall building were not included as part of the application. This was to ensure that the intended works to the local heritage item can be prepared and assessed with the appropriate due diligence.
- A separate development application (DA/828/2021) seeking approval for the refurbishment of internal components of the Parramatta Town Hall building to allow for its adaptive reuse including the change of use of the Jubilee Hall is currently under assessment.

It is noted that the inclusion of the contemporary southern annexure has been considered in previous revisions of the 7PS and 5PS development designs and subsequently, has been assessed at a high-level in previous studies and assessments. Namely, prior archaeological and heritage assessments have been informed with consideration of the southern annexure.

Accordingly, this development application seeks to facilitate the proposed southern annexure extension. These works will contribute to the intended revitalisation of the Town Hall and integration of the with the contemporary Council Chambers. The proposed southern annexure has been designed with consideration of the established archaeological and heritage studies.

4. PROPOSED DEVELOPMENT

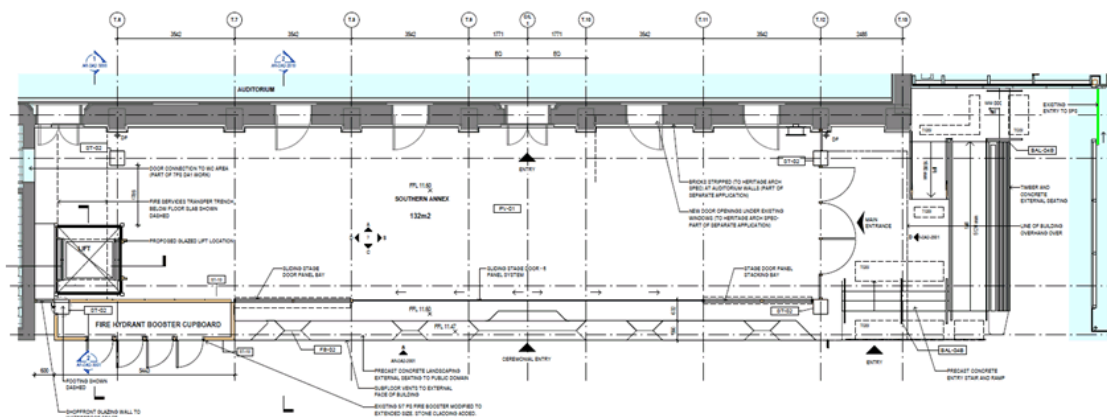
4.1. OVERVIEW

The project will involve the introduction of a new terrace to the south of the existing auditorium called the "Southern Annexe". Specifically, this DA seeks consent for:

- Minor demolition and excavation works to accommodate site servicing and the southern annexe.
- Development of a two-storey terrace on the building's southern elevation. The terrace will be constructed in a light-weight materiality including pre-cast concrete, glazing and translucent screening in front of the upper sections.
- Operable sliding glass panelised windows.
- Use of the Southern Annexe as community facility and function centre, in accordance with the broader use of the existing Town Hall.
- Establishment new pre-function space (126m²) at the southern annexure with capacity for temporary seating and ancillary food/drink kiosks.
- New lift providing access to the Level 2 meeting rooms.
- New pedestrian connections between the existing Town Hall building and the terrace addition.
- New, backlit building identification signage at the proposed southern terrace facade.
- Establishment of internal lighting, utility services and passenger lift at the south-western corner of the enclosed area.

The estimated cost of the development is \$3,159,870 a Cost Summary Statement is attached as **Appendix P**. A set of architectural drawings is attached as **Appendix A**.

Figure 5 Proposed Ground Floor Plan – Southern Annexure



Source: Manuelle Gautrand, DesignInc and Lacoste + Stevenson

Figure 6 Perspectives of Proposed Southern Annexe



Picture 5 View North toward Southern Annexe and Town Hall



Picture 6 View North-West toward Southern Annexe

Source: Manuelle Gautrand, DesignInc and Lacoste + Stevenson

4.2. SOUTHERN TERRACE

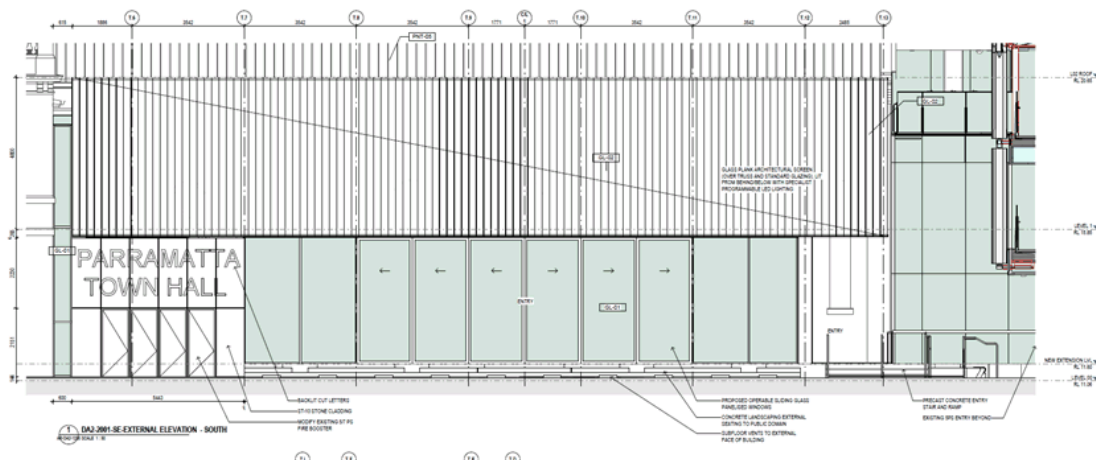
The proposed southern annexure will be supported by a two storey, contemporary terrace addition to the southern façade of the Town Hall building. The terrace will be constructed to a building height of 9.59m off the ground level and will be built to extend approximately 6.5m from the existing southern façade. This contemporary addition will be built to a height well below the existing maximum building height and will be aligned to be set-back from the existing southern wing protrusion of the Town Hall building.

Otherwise, the proposed terrace will function as a new entry lobby to the Town Hall and facilitate the appropriate heritage interpretation and ground floor activation through its built design. The southern terrace will be comprised of light, steel columns that support a predominantly glazed, ground floor façade. A significant portion of the ground floor glazing will be comprised of operable sliding glass panels which provides access to the southern annexure. The far western end of the facade will be consisted of stone cladding to screen the fire booster and proposed lift.

A main entrance to the terrace will be facilitated by new stair/ramp ways at the east end of the terrace. The second storey of the terrace is proposed to be comprised of translucent screening at the front of the glazed façade.

This southern terrace will generally maintain a contemporary, rectangular structure that aligns with the modern design of the neighbouring 5PS building.

Figure 7 Southern Elevation



4.3. SOUTHERN ANNEXURE OPERATIONS

The 126sqm southern annexure area will be facilitated across the ground floor of the proposed terrace extension. This space will be mainly used as a dedicated pre-function space in support of the Town Hall. The Southern Annexe may be also used for ancillary food kiosk offerings for limited times during the day and can have independent small event functions.

The proposed areas facilitated by the southern terrace area and broader Town Hall will operate with approximately 5-7 employees, the overall Town Hall building is expected to accommodate up to 300 visitors during peak hours. The hours of operation for the Southern Annexe will align with the operating hours for the rest of the Town Hall building.

- Monday to Friday – 7am to 12 midnight
- Saturday – 8am to 12 midnight
- Sunday – 8am to 10pm

The entire second storey of the terrace will be maintained as a void.

4.4. SERVICES AND INFRASTRUCTURE

To support the operation of the southern annexure expansion as well as the operations of the revitalised Town Hall building, the following service and infrastructure works are proposed:

- Air conditioning system.
- Standard electrical services (e.g. Electrical outlets/current protection, lighting)
- Standard telecommunications infrastructure (e.g. Cabling, equipment)
- Utility services to connect with existing service infrastructure. This includes hydraulic services (sanitary drainage, potable cold water supply lines), stormwater drainage, gas and sanitary utilities
- A fire hydrant booster is proposed to be located at the south-west corner of the site within the stone cladding portion of the terrace. The location of the fire booster was approved by the 5 Parramatta Square DA (D/476/2019), with modifications to the fire booster enclosure proposed by this application to achieve a consistent design outcome.
- An internal lift is proposed at the south-western corner of the site that connects the ground floor, southern annexure area with the first level of the existing Town Hall building. The installation of a lift is required to provide equitable access to all parts of the Town Hall. The new lift is located outside of the

envelope of the existing building and in a location that will minimise any impacts on the archaeological potential of the site.

- The appropriate fire services and emergency signage

4.5. SIGNAGE

The stone cladding façade proposed at the western end of the proposed, southern façade is to accommodate a flush, backlit identification signage. The proposed letter signage is to include the text 'PARRAMATTA TOWN HALL'. The proposed signage will cover an area of approximately 5443mm (w) x 2230mm (h). The proposed signage is demonstrated in **Figure 7** above.

4.6. EXCAVATION WORKS

It is identified that minor excavation works for the proposed lift pit as well as the extent of the southern annexure form part of this development application. Otherwise, the other excavation works in support of the infrastructure services fire pipe, fire booster, underpinning zones and electric trenches are part of a separate DA.

5. PLANNING ASSESSMENT

5.1. OVERVIEW

Consistent with Section 4.15 of the *Environmental Planning and Assessment Act 1979* (the Act), this section identifies the relevant legislation and environmental planning instruments applying to the site and includes an assessment of the proposal against the relevant provisions. The relevant policies are as follows:

Strategic Planning Policy

- A Metropolis of Three Cities – the Greater Sydney Region Plan
- Central City District Plan
- Parramatta Local Strategic Planning Statement

Relevant Acts

- *Environmental Planning and Assessment Act 1979*
- *Heritage Act 1977*

Local Environmental Plans

- Parramatta Local Environmental Plan 2010

Development Control Plans

- Parramatta Development Control Plan 2011

5.2. STRATEGIC PLANNING POLICY

5.2.1. Greater Sydney Region Plan

The Greater Sydney Region Plan provides the overarching strategic plan for growth and change in Sydney. It is a 20-year plan with a 40-year vision that seeks to transform Greater Sydney into a metropolis of three cities – the Western Parkland City, Central River City and Eastern Harbour City. It identifies key challenges facing Sydney including increasing the population to eight million by 2056, 817,000 new jobs and a requirement of 725,000 new homes by 2036.

The Plan includes objectives and strategies for infrastructure and collaboration, liveability, productivity and sustainability.

The site is located within the Central River City, an area identified for significant growth and investment in order to increase the productivity of the region and capitalise on its central location. Key initiatives of the Plan for the Central River City include strengthening the Greater Parramatta and Olympic Peninsula (GPOP) Economic Corridor, including the Westmead precinct, advanced services in Camellia, Rydalmere, Silverwater and Auburn, the Sydney Olympic Park lifestyle precinct and the Greater Parramatta metropolitan centre.

The proposed extension will contribute to the integrated delivery of 5 and 7PS within Parramatta Square, an urban renewal precinct that is of strategic importance to the growth and development of the Greater Parramatta metropolitan centre. This will strengthen Parramatta's metropolitan status as one of the three cities identified within the plan, and will align with the cultural, economic and social objectives of the Region Plan through the delivery of a community-oriented facility that is of a high standard of design and amenity.

5.2.2. Our Greater Sydney 2056: Central City District Plan

The Central City District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to implement the objectives of the Greater Sydney Region Plan. The intent of the District Plan is to inform local strategic planning statements and local environmental plans, guiding the planning and support for growth and change across the district.

The Central City District encompasses the LGAs of Blacktown, Cumberland, Parramatta and the Hills. The District will play a vital role as the economic and employment core of Sydney's Central City and is identified for substantial growth to capitalise on its location close to the geographic centre of Greater Sydney.

This growth and economic transformation of the District will be achieved through public and private investment that is contributing to major transport, health and education investments. Specifically, Sydney Metro Northwest will improve the growth prospects for the north west of the District, while the Parramatta Light Rail project will have a transformative impact on the accessibility and mobility within the metropolitan centre. These transport investments will be supported by land use planning activities led by State agencies and Parramatta Council, including the GPOP growth infrastructure compact and Parramatta CBD Planning Proposal.

Projections indicate the District will accommodate 31% of Greater Sydney's total population growth (550,500) over the period from 2016 to 2036.

Identified as the metropolitan centre for the region, Greater Parramatta will accommodate new administrative, business services, judicial and educational jobs with Parramatta Square at its heart. The District Plan makes specific reference to Parramatta Square providing the City of Parramatta's community and civic space and performing an important function as a central place which will bring the community together. The proposed extension to the Parramatta Town Hall building and its broader renovations are a critical component of the delivery of Parramatta Square, and will help celebrate the cultural heritage features of Parramatta whilst servicing a community function, with direct connection to key social infrastructure such as the library, exhibition space and community spaces to be contained within 5 Parramatta Square. The proposal is therefore consistent with the vision, priorities and actions for the Central City District.

5.2.3. Parramatta Local Strategic Planning Statement

The Parramatta Local Strategic Planning Statement: City Plan 2036 (LSPS) was finalised in March 2020 and guides the strategic direction and planning of the Parramatta LGA over the next 20 years, drawing together the needs of the community and priorities for jobs, homes and infrastructure.

Building off the Central City District Plan, the Parramatta CBD is the core of the Central River City and a primary job, economic, and business centre for the western Sydney region. The LSPS provides planning priorities to support its local needs and objectives around liability, productivity and sustainability.

The LSPS recognises the importance of providing improved cultural and recreation opportunities for those who live, work, and play within the LGA. Of relevance is Planning Priority 9, which seeks to:

'Enhance Parramatta's heritage and cultural assets to maintain its authentic identity and delivery infrastructure to meet community needs'.

The proposed alterations and additions to Parramatta Town Hall seeks to support Parramatta's local heritage and promote its civic function through the ancillary pre-function spaces. The proposed development will form an extension in its function with the adjoining 5 Parramatta Square Development which is identified as a key project which will support the CBD's cultural infrastructure assets and will contribute to Parramatta's liveability.

The proposed extension of the Town Hall is considered to be consistent with the LSPS and will promote the continuation of the site's civic function within Parramatta Square.

5.3. RELEVANT ACTS

5.3.1. Environmental Planning and Assessment Act 1979

The *Environmental Planning & Assessment Act 1979* (the Act) provides the principal legislative framework for environmental planning in NSW and includes provisions to ensure that development proposals which have the potential to impact the environment, are subject to detailed assessment and provide opportunity for public involvement.

This Statement of Environmental Effects contains an assessment of the development structured in accordance with section 4.15 of the Act, as illustrated in Section 5 and Section 6 of this report.

5.3.2. Heritage Act 1977

The Heritage Act 1977 (Heritage Act) aims to promote an understanding of the State's heritage in order to encourage education, conservation and protection of heritage-significant places and objects.

The Parramatta Town Hall, subject of this DA is a local heritage listed item (Parramatta Town Hall – I1650) under the Parramatta LEP 2011 which is located within an Aboriginal Heritage Information Management System (AHIMS) listed-site (45-6-2686).

A Statement of Heritage Impacts has been prepared by TKD Architects for the proposed southern extension and potential impacts on nearby local heritage items and areas of archaeological significance. Additionally, an Aboriginal Cultural Heritage Assessment Addendum Report has been prepared by Niche The Statement of Heritage Impacts to provide an updated assessment of the Aboriginal heritage implications generated by the proposed extension. A Historical Archaeological Impact Statement has been prepared by Casey and Lowe which provides an updated archaeological heritage assessment. These included reports conclude that the proposed works could be undertaken with limited impacts to the heritage significance of the Parramatta Town Hall, limited impacts to Aboriginal and non-aboriginal archaeological heritage items (further to the establishment of the relevant s.140 approval and AHIP #4592) as well no impact to nearby heritage items.

5.4. STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

Schedule 7 of the *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), requires development with a capital investment value of more than \$5 million, to be declared regionally significant development if it is Council related development on Council owned land.

Given the proposal does not meet this cost threshold, the application will not be determined by the Sydney Central City Planning Panel. The application will remain a local development application, assessed and determined by the City of Parramatta Council.

5.5. STATE ENVIRONMENTAL PLANNING POLICY NO 64—ADVERTISING AND SIGNAGE

The *State Environmental Planning Policy No.64 – Advertising and Signage* (SEPP 64) aims to ensure that signage is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations, and is of high-quality design and finish.

The proposed signage zone is consistent with the objectives of *State Environmental Planning Policy No 64—Advertising and Signage* and satisfies the assessment criteria specified in Schedule 1 as detailed in **Error! Reference source not found.**

Table 3 SEPP 64 – Advertising and Signage – Compliance Assessment

Assessment Criteria	Proposal	Compliance
POLICY AIMS AND OBJECTIVES		
Clause 3(1)(a) – to ensure that signage: <ul style="list-style-type: none"> Is compatible with the desired amenity and visual character of an area; Provides effective communication in suitable locations; and Is of high-quality design and finish. 	The scale of the proposed signage is consistent with business identification signage and anticipated, future signage across the civic hub and Parramatta Square precinct. The location of the signage will provide the appropriate wayfinding and identification for the Town Hall Building. The quality and finish of the sign (including dimensions, colour, and design) will be of high	Yes

Assessment Criteria	Proposal	Compliance
	quality and consistent with the broader development.	
SCHEDULE 1 – ASSESSMENT CRITERIA		
1 – Character of the Area		
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The scale and design of the proposed signage is consistent with the commercial and civic developments across the Parramatta Square. It is commensurate to the building, as the proposed signage is for the identification of the Town Hall Building.	Yes
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The proposed scale and location are acceptable for the future character of the area and its elevation is suitably located on the street elevation.	Yes
2 – Special Areas		
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The proposed scale is sympathetic to the importance of the civic precinct and Parramatta Square and will be of a similar design and scale to existing signage. The proposed signage will be located on the contemporary facade and will not obscure the views provided to the heritage item provided by the glazed facade. The signage will effectively integrate with the contemporary design of the proposed extension and will not adversely affect the views to the heritage item.	Yes
3 – Views and Vistas		
Does the proposal obscure or compromise important views?	The wall mounted signage will be flush against the wall, does not impact views across the public domain, and does not compromise existing views to the Town Hall heritage facade. It will not result in any obstruction of important views.	Yes
Does the proposal dominate the skyline and reduce the quality of vistas?	The proposed wall mounted signage area does not protrude into the public domain and does not sit above the existing building height.	Yes
Does the proposal respect the viewing rights of other advertisers?	The future signage will not obstruct the visibility of other existing signage.	Yes
4 – Streetscape, Setting or Landscape		

Assessment Criteria	Proposal	Compliance
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The proposed signage is compatible with the scale of surrounding streetscape, setting and character of justice precinct.	Yes
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed signage will contribute to the visual interest provided at the Town Hall frontage interfacing with the Parramatta Square public domain.	Yes
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposed signage is of a simple, typical design.	Yes
Does the proposal screen unsightliness?	There are no unsightly features onsite being screened by the proposed signage.	N/A
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposal does not protrude above any building structures or tree canopies.	Yes
Does the proposal require ongoing vegetation management?	No vegetation management will be required.	N/A
5 – Site and Building		
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The signage is appropriately sized and located with consideration to the building façade articulation.	Yes
Does the proposal respect important features of the site or building, or both?	The wall mounted signage will be established at the contemporary facade and will respect the heritage elements of the Town Hall building.	Yes
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposed scale and design will be effectively integrated into the design and articulation of the proposed southern extension.	Yes
6 – Associated devices and logos with advertisements and advertising structures		
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	The appropriate backlit lighting will be established as part of the signage.	Yes
7 – Illumination		
Would illumination result in unacceptable glare?	The proposed wall mounted signage will be backlit and will not result in any substantial	Yes

Assessment Criteria	Proposal	Compliance
Would illumination affect safety for pedestrians, vehicles or aircraft?	glare. The signage does not propose any moving or flashing elements.	
Would illumination detract from the amenity of any residence or other form of accommodation?	The content of the illuminated signage is typical of building identification signage and will not distract any pedestrians or vehicles. It is noted that there are no direct interfaces with surrounding roads in this location.	
Can the intensity of the illumination be adjusted, if necessary?		
Is the illumination subject to a curfew?		
8 – Safety		
Would the proposal reduce the safety for any public road?	The signage is of a scale and subject matter that would not distract motorists. It is noted that there are no direct interfaces with surrounding roads in this location.	Yes
Would the proposal reduce the safety for pedestrians or bicyclists?	The signage will not reduce the safety of pedestrians or bicyclists.	Yes
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The signage will not obscure sightlines from public areas.	Yes

5.6. LOCAL ENVIRONMENTAL PLANNING POLICIES

The Parramatta Local Environmental Plan 2011 (Parramatta LEP 2011) is the principal environmental planning instrument that applies to the subject site. This section addresses key compliance considerations in the Parramatta LEP 2011.

5.6.1. Zoning and Permissibility

The site is zoned B4 Mixed Use in accordance with the Parramatta LEP 2011. The proposed development seeks to facilitate pre-function space and ancillary community and function centre land uses within the Town Hall Building. The Southern Annexe may also be used for food kiosk offerings for limited times as well as small event functions. Accordingly, the proposal includes the following uses are permitted with consent in the zone:

- Community facility
- Function centre
- Food and Drink Premises

Table 4 demonstrates the consistency of the proposed southern annexure with the objectives of the B4 Mixed Use zone.

Table 4 Consistency with zone objectives

Objective	Proposal	Compliance
<i>To provide a mixture of compatible land uses.</i>	The proposal will support the ongoing civic function of the Parramatta Town Hall building and can facilitate the operations of the	YES

Objective	Proposal	Compliance
	community facility as well as a mixture of function centre and temporary food and drink uses as required. These uses are compatible with the surrounding Parramatta Square development. The proposal seeks to align with the revitalisation of the Parramatta Town Hall and is complimentary to its historical uses.	
<i>To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.</i>	The site is located in a highly accessible location and supports the provision of retail and civic uses within an area that suitably maximises access to public transport, walking and cycling. Additionally, the proposal does not provide any additional car parking.	YES
<i>To encourage development that contributes to an active, vibrant and sustainable neighbourhood.</i>	The southern annexure will also support seating, function uses and food kiosks in a glazed setting and that seeks to provide greater activation to the western end of the Parramatta Square public domain.	YES
<i>To create opportunities to improve the public domain and pedestrian links.</i>	The proposal seeks to promote the vibrant character of the Parramatta Square public domain the southern façade of the Town Hall building through the provision of a contemporary façade that integrates with the approved 5PS development. The proposal provides a secondary direct access into the Town Hall building.	YES
<i>To support the higher order Zone B3 Commercial Core while providing for the daily commercial needs of the locality.</i>	The proposed works will balance the commercial and civic function of the Parramatta Square precinct and incorporates food and drink retail use, supporting the daily commercial needs of the higher order B3 Commercial Core zone.	YES
<i>To protect and enhance the unique qualities and character of special areas within the Parramatta City Centre.</i>	The proposed works involve contemporary additions that will further integrate the heritage listed Town Hall building with the approved building at 5PS and the wider Parramatta Square Precinct. The proposal will maintain the unique heritage values of the Parramatta Town Hall and ensuring its relevance remains long into the future. The proposal has been designed to ensure a high	YES

Objective	Proposal	Compliance
	degree of transparency so that the Town Hall building remains highly visible.	

5.6.2. Principle Development Standards

The following table assesses the compliance of the proposed development with the relevant clauses of the Parramatta LEP 2011.

Table 5 LEP Compliance Table

Clause	Provision	Proposed	Complies
Clause 4.3 – Height of Building	200m	No change proposed	YES
Clause 4.4 – Floor Space Ratio	8:1	Additional 126m ² . The existing Town Hall building is well below the 8:1 FSR.	YES

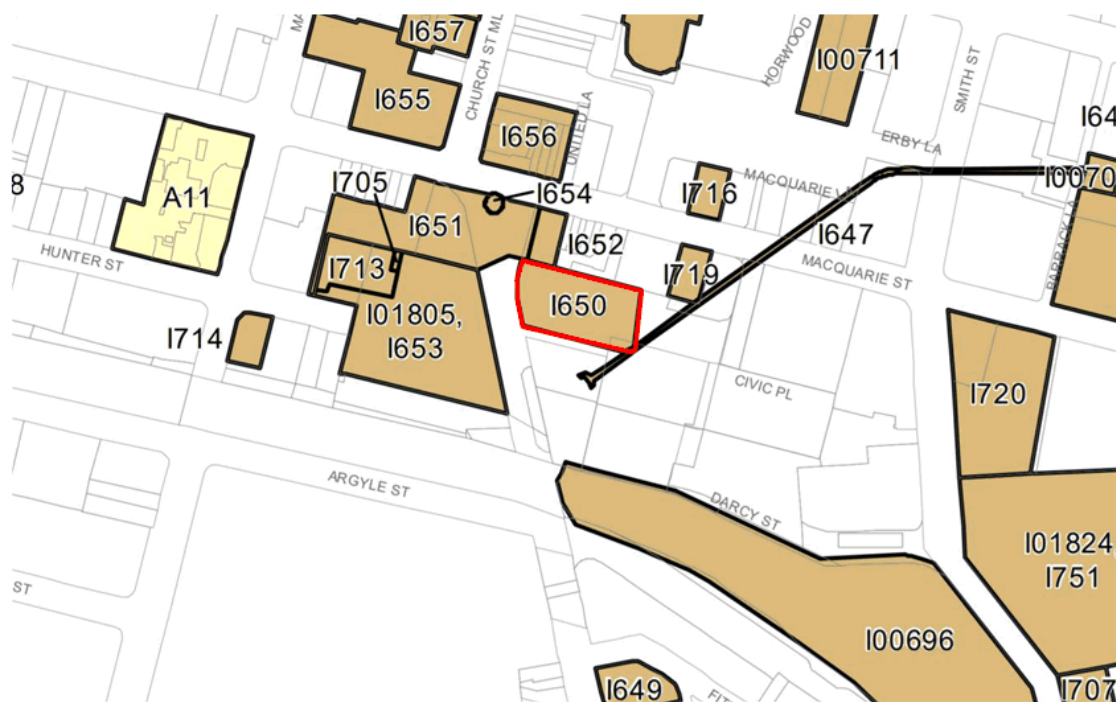
5.6.3. Miscellaneous Provisions

Clause 5.10 – Heritage Conservation

Clause 5.10 of the Parramatta LEP 2011 details where consent is required for works involving a heritage item or building, work, relic or tree within a heritage conservation area. Schedule 5 of the LEP identifies the site as a local heritage item known as “Parramatta Town Hall (and potential archaeological site)” (Item 1650). Refer Figure 8.

A Statement of Heritage Impact has been prepared by TKD Architects and is provided at **Appendix G**. The statement concludes that the proposed works at Parramatta Town Hall can be supported on heritage grounds. Heritage considerations are discussed further in **Section 6.2** of this report.

Figure 8 Heritage Map – Parramatta LEP 2011



Source: NSW Legislation

Table 6 Clause 5.10 – Heritage Conservation

Provision	Proposal	Compliance
<p>Clause 5.10(1) Objectives</p> <p><i>The objectives of this clause are as follows—</i></p> <p><i>(a) to conserve the environmental heritage of Parramatta,</i></p> <p><i>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i></p> <p><i>(c) to conserve archaeological sites,</i></p> <p><i>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</i></p>	<p>a) The proposed works to the Parramatta Town Hall are intended to facilitate a viable and appropriate adaptive reuse for the building, which will assist in maintaining its contribution to the environmental heritage of Parramatta.</p> <p>b) The proposed works will generally conserve the heritage significance of the Parramatta Town Hall and its site – refer to other sections of this report. Impacts on the building's setting and views to it will be ameliorated by the design of the proposed extension and its high level of visual transparency, which will allow the southern side of the Town Hall to remain highly visible within the public domain. There will be no impact on heritage items in its vicinity.</p>	YES

Provision	Proposal	Compliance
	<p>c) The site of the Parramatta Town Hall is known to have archaeological potential. The design of the proposed section is intended to span the archaeologically sensitive sections of the site with minimal excavation and ground disturbance. In the event that archaeological remains are uncovered in the course of the works, the guidelines issued by the NSW Office of Environment and Heritage will be followed</p> <p>d) The site of Parramatta Town Hall has been identified as a place that has high heritage significance for Aboriginal people. The design of the proposed section is intended to span the archaeologically sensitive sections of the site with minimal excavation and ground disturbance. Should Aboriginal archaeological remains be disturbed, appropriate protocols defined in the National Parks and Wildlife Act will be followed.</p>	
<p>Clause 5.10(2) Requirement for consent</p> <p><i>Development consent is required for any of the following—</i></p> <p><i>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance) — (i) a heritage item.</i></p> <p><i>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</i></p> <p><i>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</i></p>	<p>A Statement of Heritage Impact (Appendix G) has been prepared to accompany this application, which is listed as a heritage item in Schedule 5 of Parramatta LEP 2011.</p> <p>The proposed works comprise an extension to the existing building, which will alter its exterior.</p> <p>The building is located on a site with Aboriginal and historical archaeological potential.</p>	YES

Provision	Proposal	Compliance
(d) disturbing or excavating an Aboriginal place of heritage significance,		
<p>Clause 5.10 (4) Effect of proposed development on heritage significance</p> <p><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	A Statement of Heritage Impact (Appendix G) has been prepared to assess the impacts of the proposed works on Parramatta Town Hall. The assessment includes reference to policies contained in the Parramatta Town Hall Conservation Management Plan, which is an important heritage management document for the place.	YES
<p>Clause 5.10(5) Heritage assessment</p> <p><i>The consent authority may, before granting consent to any development—</i></p> <p><i>(a) on land on which a heritage item is located, require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p>	A heritage conservation management plan has been previously prepared for the site. The impacts of the proposed works against the relevant policies of the conservation management plan are assessed in the report.	YES
<p>Clause 5.10(7) Archaeological sites</p> <p><i>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies)—</i></p> <p><i>(a) notify the Heritage Council of its intention to grant consent, and</i></p> <p><i>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</i></p>	It is understood that the City of Parramatta will comply with this provision.	YES
<p>(8) Aboriginal places of heritage significance</p> <p><i>The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—</i></p>	An Aboriginal Cultural Heritage Assessment report for the entire Parramatta Square site has been undertaken by Niche Environment and Heritage (Appendix D). It considers the effects that the development will have on the heritage significance of	YES

Provision	Proposal	Compliance
<p>(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</p> <p>(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</p>	<p>the place and on Aboriginal objects located on the site.</p> <p>The report recommends, amongst other things, that ongoing consultation with the Registered Aboriginal Parties should take place throughout the project and that protocols should be developed.</p> <p>The structural system of the proposed extension has been designed to minimise excavation and ground disturbance on archaeologically sensitive parts of the site.</p>	

5.6.4. Additional Local Provisions

Clause 5.21 – Flood Planning

Clause 6.3 of Parramatta LEP 2011 aims to ensure development takes into consideration the potential impacts of flood prone land. Flood mapping information obtained from the City of Parramatta (dated 17/08/2021) suggests that the site is subject to 'low risk' flooding and is located within the area from the 1% AEP (1:100) up to the Probable Maximum Flood zones of the Upper Parramatta River.

The proposed internal alterations and additions are not expected to pose any additional flood risk at the site and the usability of the Parramatta Town Hall remains as current. Further, the proposed terrace addition will not experience any addition adverse effects to the safe operation and efficient evacuation of people as a result of flooding.

Clause 6.1 – Acid Sulfate Soils

The site is subject to Class 4 and Class 5 Acid Sulfate Soils. Clause 6.1 of Parramatta LEP 2011 requires development consent for "Works within 500m of adjacent Class 1, 2, 3 or 4 land that is below 5m Australian Height Datum by which the water table is likely to be lowered below 1m Australian Height Datum on adjacent Class 1, 2, 3 or 4 land."

Earthworks are not proposed as part of this development, and minor excavations works required as part of the project will not impact the water table.

Clause 6.12 – Design Excellence

The 7 Parramatta Square and broader Parramatta Square precinct is identified as a Key Sites within Parramatta LEP. As a result, development within this site must exhibit design excellence and contribute to the natural, cultural, visual and built character values of Parramatta.

It is confirmed that with regard to clause 6.12(5), the proposed development does not trigger the requirement to undertake an architectural design competition. Namely, the proposal is not in respect of a building that will be higher than 55 metres, nor does it have a capital value greater than \$100 million.

Notwithstanding, the proposal has been design to be complimentary to the Town Hall and ensure that the existing building and its character remains intact and visible. The proposal seeks to provide a contemporary transition to the heritage listed Town Hall, between the new 5PS development, the Parramatta Square public domain and new secondary entry into the Town Hall.

The Architectural team of Manuelle Gautrand Architecture, DesignInc and Lacoste + Stevenson, were the designers of the adjacent 5 Parramatta Square development, which was the winner of an Architectural Design Competition. The design team have sought to deliver a carefully considered, lightweight and highly

transparent addition to the southern side of the Town Hall that provides strong activation and a positive contribution to the changing public domain of this area. The proposal seeks to achieve an outward facing outcome for the Town Hall and its functions, to engage with the public domain and new civic and cultural precinct of Parramatta Square.

The proposal has been designed to have a limited visual impact on the Town Hall, while also ensuring view lines to Bicentennial Square remain clear. The proposal also protects the sun access plane within the Parramatta Square public domain.

While a small addition to the broader redevelopment of the precinct, it is considered that the proposal delivers design excellence while maintaining and celebrating the heritage significance of its surrounds.

Clause 7.4 – Sun Access

The objective of clause 7.4 is to protect public open space in Parramatta Square, the Lancer Barracks site and Jubilee Park from overshadowing. Overshadowing of Parramatta Square between 12pm and 2pm is not permitted. The proposed southern annexure extension will not create any additional overshadowing within the control period. Shadow diagrams are provided at **Appendix A** to confirm this.

5.7. DEVELOPMENT CONTROL PLAN

The Parramatta Development Control Plan 2011 (Parramatta DCP 2011) provides detailed planning controls relevant to the site and the proposal. An assessment against the relevant controls is provided in the **Table 7** below.

Table 7 DCP Compliance Table

Clause	Provision	Proposed	Complies
Section 3.5 Heritage			
Existing Buildings	C.4 Retain all buildings and structures that explain the history of the area and contribute to its significance.	Parramatta Town Hall is retained. The proposed works will not impact on its overall heritage significance or the significance of the site.	YES
Alterations and Additions	C.7 Any alterations and additions must be consistent with the scale, shape and materials of the existing building so as not to detract from the visual importance of existing historic buildings in the area or the area's visual consistency and amenity. Materials should be the same as the existing house, or otherwise lighter weight materials such as painted timber, fibro, iron or imitation timber cladding.	The proposed works will be consistent with the scale of the existing building. It is contemporary in design and detailing. The impact of the works is minimised by the lightweight character of the extension and the high level of transparency that maintains views to the southern side of the Town Hall.	YES
Section 4.3.3 Parramatta City Centre			
4.3.3.4.1 Views	Views north and south along Church Street, including view of ANZ Dome and heritage buildings, St John's Church spires to the south and St Peter's church are to be protected in the	The proposed works will have no impact on the identified views to the north and south along Church Street. There are no modifications to the building's western façade.	YES

Clause	Provision	Proposed	Complies
	planning and design of development.		
4.3.3.7.2 Parramatta Square			
Building Form	C.8. All development is to implement heritage conservation principles.	The proposed works are associated with the conservation and adaptive reuse of Parramatta Town Hall, generally reflecting the requirements of the Parramatta Town Hall Conservation Management Plan and the heritage clauses in Parramatta LEP 2011.	YES
Public Space Principles	Retain Church Street Mall and Centenary Square as Parramatta's most enduring public space, including landscaping and heritage	The proposed works will not impact on Parramatta Town Hall's important contribution to Church Street Mall and Centenary Square, or impact on the heritage significance of this precinct.	YES

Based on the above, it is considered that the proposal complies with the relevant provisions within the Parramatta DCP 2011.

6. ASSESSMENT OF KEY ISSUES

6.1. BUILT FORM AND URBAN DESIGN

DesignInc have prepared a Design Statement (**Appendix C**) in support of the proposed southern terrace extension as well as the intended internal refurbishment (part of the separate development application) of the Town Hall Building. The proposed southern extension envisaged to be unified with 5 Parramatta Square which will form an extension of its civic heart, Parramatta Square.

The proposed southern terrace seeks to establish the intended integration of the heritage Town Hall building with the approved 5PS civic building. The glazed, light building design will provide a contemporary link with the modern 5PS building whilst maintaining the appropriate views and interpretation of the Town Hall heritage façade. The proposed steel members employ a fine profile to minimise impacts to the heritage façade. The Parramatta Town Hall is in reasonably good condition, and it features relatively recent paint finishes that enhance its heritage qualities externally, and internally interpret the original 1885 decorative paint finishes. The proposed southern extension is designed to continue to celebrate the historical character of the Town Hall building.

Additionally, the glazed facades and translucent screening in front of the upper sections will facilitate improved activation of the Parramatta Square plaza through the facilitating active uses within the southern annexure (pre-functions and events) that will be visually connected with the public domain.

The operable sliding glass panelised windows will also further increase activation of the space and improve the connection with the public domain. The steps leading up to the façade also create a place for visitors and users to dwell and experience the activity within Parramatta Square (**Figure 9**).

Built Form

The proposed addition has been designed to align with the existing built form of the Town Hall building. The proposed extension will not exceed the existing building height and will not extend beyond the existing southern protrusion. Accordingly, the proposed Southern Annex will not be visible when looking east from the public domain of Bicentennial Square, located to the north of the subject building.

Additionally, with consideration of the lightweight building design, the proposed extension will not result in any adverse built form impacts. The proposal will result in negligible overshadowing impacts and view impacts.

Figure 9 Proposed Southern Annex



Source: Manuelle Gautrand Architecture, DesignInc and Lacoste + Stevenson

6.2. HERITAGE CONSERVATION

6.2.1. Aboriginal Heritage

The Aboriginal Cultural Heritage Assessment Addendum Report (**Appendix D**) has been prepared by Niche Environment and Heritage in support of the proposal with consideration of the approved Aboriginal Heritage Impact Permit. An AHIP (Permit ID#4592) was obtained by City of Parramatta City Council for all impacts to Aboriginal cultural heritage site across 7PS, including the proposed works area which is located within Civic Place Potential Archaeological Deposit (PAD). It is noted that the site Civic Place PAD is an Aboriginal cultural heritage site of high social, cultural, scientific and conservation value as it contains potential objects and material evidence of Aboriginal.

Preliminary results from test and subsequent archaeological salvage excavations conducted under AHIP#2195 and AHIP#4592 have demonstrated varied preservation at the southern side of Town Hall.

The addendum report aims to provide an updated assessment of the aboriginal and geological context of the site with consideration of the proposed additions and design changes. It is raised that the proposal will result in the movement of existing support piles, introduction of additional support piles as well as works associated with underpinning and service trenches. These works will result in an increase in impacts to those already assessed for the Civic Place PAD. Accordingly, the addendum report provides updated mitigation measures consistent with the approved AHIP#4592 (issued by DPIE on 16 April 2020 for duration of five years). A s.144 application is currently being prepared to seek variation to the AHIP#4592 and s.140 approval. The outcome of these applications will be submitted to Council once received.

In accordance with the ongoing consultation with Heritage NSW, the relevant assessment requirements and objectives have been addressed in the Addendum ACHA as follows:

Description of Aboriginal use and object in the area

A review of previously recorded Aboriginal land use across 7PS and the local area is discussed in detail in the Aboriginal Cultural Assessment Report and Archaeological Reports that supported AHIPs#2195, 4592 and the s.140 applications. A historical event of note is between 1814 and 1815, a feast was planned between European settlers and Burramattagal people to attract potential students to the established school. This annual feast was used as an event to diffuse tensions between Aboriginal people and settlers and accordingly, potential evidence of the Annual feast may be preserved in deposits in the Subject Area.

A number of archaeological excavations and monitoring have occurred in proximity to the proposed activities which provide an indication of the intermittent survival of natural soil profiles at the proposal site with the potential to contain Aboriginal objects. A total of 133 stone artefacts have been identified across 290sqm of test and salvage excavations across 5PS and 7PS to date undertaken under AHIP #4592.

There is evidence of Aboriginal land use to the south of Town Hall. The subject area includes archaeological deposits with three stone artefacts having been previously identified. It is predicted that where deposits survive, they will contain similar intermittent survival and artefact densities. The proposed activities therefore have the potential to further harm Civic Place PAD and Aboriginal heritage values associated with archaeological deposits.

Aboriginal Community Consultation

Registered Aboriginal Parties (RAPs) including Local and State Aboriginal Land Councils, are brought into the consultation process with consideration of their respective cultural perspectives, views, knowledge and advice. Preliminary consultation with the RAPs was undertaken as part of AHIP#4592. In relation to this addendum, a draft of this addendum report will be provided to the RAPs for their review in which their commentary will be received within 28 days and responded to appropriately.

Proposed Works

The following works are identified to potentially generate ground disturbance and have been identified to be located in the following areas of heritage importance

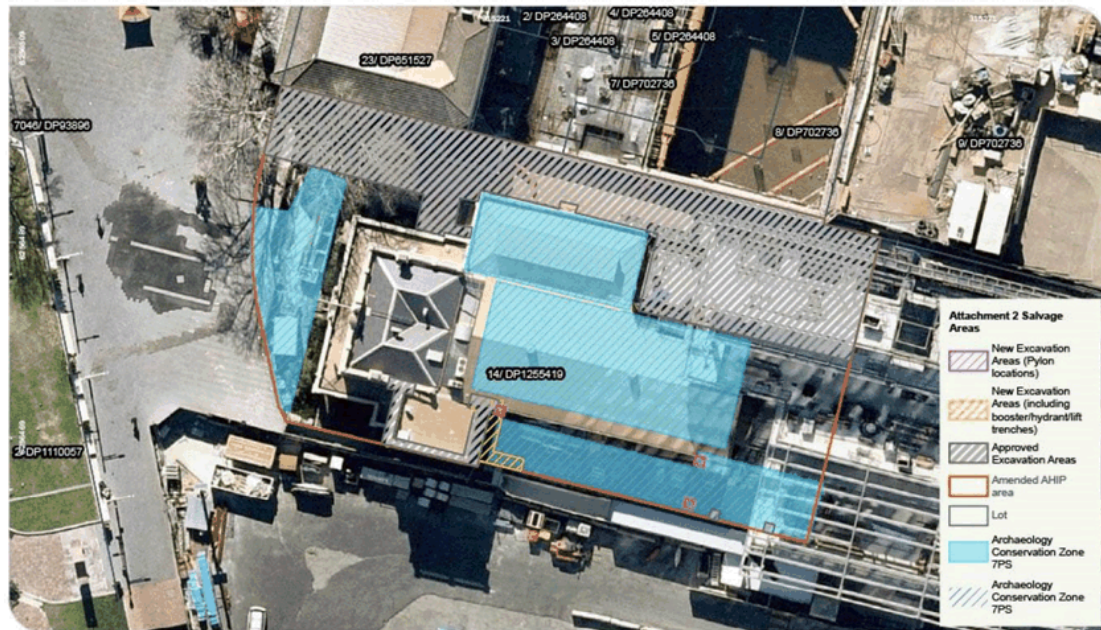
- Changes to previously approved piles
- New proposed piles
- New fire booster (approved by DA/476/2019)

- Additional shared electrical and hydrant trench
- Excavation works for fire pipe transfer, future lift pit and underpinning zones.

It is noted that the proposed works have been designed to limit their impact or interface with areas of potential significance. Some of the proposed works are located outside the conservation zone while some will be located in areas with nil to low potential and others are located in areas with a low to moderate potential.

The two most intrusive works, being the fire service transfer and the proposed lift pit (to a depth of 1300mm) are both generally located within the area of nil to low archaeological potential. The small portion of the proposed lift pit extends into the conservation zone.

Figure 10 Identified Archaeology Conservation Zone



Mitigation Measures

Overall, in preparation of the 7PS development, a number of design methods to minimise disturbance to the conservation zone have been adopted. This includes strategically locating columns, piles and the terrace lift as to minimise impacts onto the conservation zones. Further to these design strategies, it is noted that a framework for the management and mitigation of harm to Aboriginal objects was developed as part of the Aboriginal Cultural Heritage Assessment (Niche 2019) and AHIP application for #4592.

In addition to these management and mitigation measures, the following measures are identified to support the mitigation of heritage impacts generated by the proposed development, consistent with the conditions of the AHIP. This includes the following salvage excavations and salvage methodology:

- Monitoring of the removal of historic fills. Fills may be removed by mechanical machinery.
- Salvage excavation and sieving of deposit by hand where it is safe to do so in accordance with the Stage 2 Methodology included in Research Design: PS7 Archaeological Testing AHIMS 45-6-2686- Town Hall and former Market Place 182 Church Street, Parramatta. Version I prepared by Comber (2016) of all A1 and A2 soil horizons within the impact footprint. It is anticipated this would include
 - Targeted salvage excavation of the shared booster/electrical/lift trench
 - Excavation of two 1m x 1m trenches to mitigate against piling
 - Monitoring of excavation of historical deposits and then excavation of any pre-European archaeological deposits

Conclusion

The assessment concluded that amendments to the existing AHIP #4529 are required to support the potential disturbance to Aboriginal objects within the Civic Place PAD. The variation to the AHIP #4529 is requested and subsequently, the appropriate RAP consultation will take place. Otherwise, archaeological salvage extractions are recommended to mitigate potential harm to heritage items in addition to the established management strategies.

Subject to the assessment and review of the AHIP #4529 amendments, the identified strategies in the addendum report will establish the appropriate mitigation measures and ensure the proposed extension and service works will not result any adverse aboriginal, heritage impacts.

6.2.2. European Heritage

A Statement of Heritage Impact in support of the proposed works has been prepared by TKD Architects (**Appendix G**). The statement includes an assessment of the heritage values of the site, which contains the Parramatta Town Hall and the potential impacts to the local heritage significance as a result of the proposed terrace.

It is identified that the Parramatta Town Hall is a Victorian free Classical style building completed in 1883. The following statement of heritage significance has been extracted from the State Heritage Inventory database:

Parramatta Town Hall is of significance for the local area for historical and aesthetic reasons, as a representative (locally unique) example of its type, and as a major local landmark. The building provides evidence of local Parramatta initiatives separate from Sydney and evidence of role of local government. Site possesses the potential to contribute to an understanding of early urban development in Parramatta.

The site is also located in the vicinity of the following local and state listed heritage items:

- I164 Convict Drain (local)
- I156 Bicentennial Square and adjoining buildings (local)
- I1652 Murray's Building (and potential archaeological site) (local)
- I1653 Warden's Cottage (verger's cottage) (local)
- I1654 Centennial Memorial Clock (local)
- I1655 Shop (and potential archaeological site) (local)
- I1656 Horse Parapet Façade (and potential archaeological site) (local)
- I1713 St John's Parish Hall (local)
- I1716 Kia Ora (and potential archaeological site) (local)
- I1719 Leigh Memorial Uniting Church (local)
- I01801 St John's Anglican Cathedral (state)

Significance of Spaces at Parramatta Town Hall

Figure 11 demonstrates the relative heritage significance of spaces within Parramatta Town Hall.

Figure 11 Significance of Spaces at Parramatta Town Hall



Assessment of Heritage Impacts

The City of Parramatta Council commissioned an update of the 1996 Conservation Management Plan (CMP) to thoroughly consider the Parramatta Town Hall, its significant fabric, potential uses, legislative context and broader setting in the context of 5 Parramatta Square, the recent development consents and Parramatta Square more broadly.

The final draft CMP was submitted to the City of Parramatta in early July 2021. The Statement of Heritage Impacts provides an assessment against the relevant conservation policies of the CMP.

TKD Architects concluded that the proposed works would result in little impact to the heritage fabric and will not impact on the overall heritage significance of Parramatta Town Hall.

In principle, the proposed works will not impact on culturally significant spaces and fabric with consideration of the following characteristics.

- The lightweight, glazed building façade will allow the bulk of the existing Town Hall southern elevation to remain visible
- The proposed south-western location of the lift will not impact the Town Hall's significance and has been located as to minimize any potential impacts to archaeological items.
- The contemporary design of the proposed additions will be easily distinguishable from heritage features.
- The extension design has been prepared to minimize any potential impacts to the archaeological heritage values of the site (detailed in Section 5.4.3 of this SEE below).
- The proposed uses to be facilitated at the southern annexure will be supportive and ancillary of the community and conference uses which are considered appropriate for the Town Hall building.

Furthermore, there will be no impact on heritage items in the vicinity of the Town Hall site. This is as the proposed extension will be screened from the adjoining at grade heritage items, maintain significant separation distances from other heritage items and will not affect the curtilage of the convict drain heritage item.

As such, it is considered that the proposed southern terrace addition will not result in any adverse heritage impacts to the Town Hall building or the neighbouring heritage items and accordingly, is supportable on the grounds of European heritage. Otherwise, further detail on the proposal's implications to archaeological heritage are detailed in the section below.

6.2.3. Archaeology

A Historical Archaeological Impact Statement has been prepared by Casey and Lowe (**Appendix E**) in support of a new s.140 for the proposed southern annexure and the potential impacts to historical (non-aboriginal) archaeological remains. This s.140 application is being prepared in tandem with the proposed southern annexure DA. It is raised that no excavation works will commence without a s.140 approval and the variation to the AHIP #4592.

Previous assessment of archaeological heritage was undertaken by Niche Environment and Heritage. Based on previous investigations, there is a likely presence of archaeological deposits at Parramatta Town Hall. Namely, the site is identified to potentially accommodate early remains of the marketplace established in the 1800s. The significance of the marketplace archaeology resides in the potential artefacts and deposits surviving in the ground soils.

Parramatta Town Hall is located on a site with historical archaeological potential and the approved works at 7PS are currently authorised under the excavation permit 2019/S140/026 and variation S144/2020/015. These approved permits include considerations of prior designs of the southern extension. It is identified that the following proposed works will generate some variance to the approved works under the existing excavation permit and the relevant:

- Relocation of piles (P1 and P2). Nil to low potential impact
- Addition of two new piles (P3 and P4). Low to moderate potential impact.
- Repositioning of a new Fire Booster. Nil to high potential impact.
- Shared booster trench and electrical trench. Nil to high potential impact.
- New slab at the ground floor of the southern annexure. No likely impacts.

The proposed works are identified to be inconsistent with some of the existing conservation principles, namely the principles that services and all building designs are to avoid any impacts to the subsurface archaeology of the site. However, the design has been refined to mitigate potential impacts to archaeological potential with overall impacts to the Archaeological Conservation Zone (ACZ) expected to be minor. This is through the following design elements:

- No soil will be removed from the site
- The concrete waffle slab floor construction will span the conservation zone and will not require any excavation into it;
- The lightweight structure of the extension only requires four columns, minimising the need for excavation;
- The lift is generally located outside of the conservation zone.

Otherwise, the following mitigation measures are identified as appropriate through an archaeological program:

- Archaeological monitoring in support of the nil to low potential impact works,
- Targeted excavation in support of low to moderate potential impact works
- Targeted archaeological salvage and stratigraphic excavation to be undertaken in support of moderate to high potential impact works.
- Excavation of trenches to mitigate new piling required for the Southern Annexure
- Archaeological excavation of historic deposits and monitoring of the Aboriginal excavation program.

Otherwise, the proposed works are noted to be result in minor potential impacts to the ACZ. Further to the s.140 approval and variation to the AHIP #4592, the identified mitigation measures will ensure that the appropriate procedures are undertaken to mitigate any potential impacts to historical archaeological remains.

6.3. TRANSPORT, TRAFFIC AND PARKING

TTPP have prepared a Transport and Parking Statement (**Appendix M**) which provides an assessment of the potential traffic and parking impacts of the proposed south terrace extension and the intended fit-out (part

of the separate development application) of the Town Hall Building. The Statement included an assessment of the traffic and parking effects arising from the proposal and required loading and unloading facilities to support the Parramatta Town Hall.

Currently the site is not serviced by parking and use of the site is limited to pedestrian access. The proposal seeks to retain the existing nil parking conditions and improve access into the building to support pedestrian movement.

6.3.1. Traffic Impacts

The proposed southern annexure extension will serve an ancillary function to the operation of the broader Town Hall, through use as a pre-function space or small event space. In this regard, patronage is expected to be primarily made up of walk-in trips from visitors coming to the Town Hall for other purposes. As such, the proposed additional uses are not expected to generate any discernible traffic impact on the surrounding road network.

6.3.2. Car and Bicycle Parking Requirements

TTPP consider the proposed provision of no car parking to be satisfactory due to the nature of the proposed additions. However, if required, any car parking associated with the proposal could use the available public car parking spaces within the "super basement" under Parramatta Square.

The existing site does not currently provide any bicycle parking spaces for staff. However, as part of the proposed development, appropriate bicycle and parking facilities will be provided for all staff to encourage non-car mode travel to/from the site.

A secure bicycle storage room with 16 bicycle spaces will be provided at the adjacent 5 Parramatta Square site to accommodate for all staff at both 5 and 7 Parramatta Square sites. This is considered satisfactory based on the anticipated size and demand of the proposed development. End-of-trip facilities are also provided at 5 Parramatta Square for use by staff.

6.3.3. Access and Loading

Pedestrian access to the site is available from all frontages of the site. It is expected that all loading and unloading associated with the proposal would be minimal and generally be carried out by van/utility type vehicles (equivalent to a B99 vehicle), which could use the available public car parking spaces within the "super basement" under Parramatta Square, or via the Northern Laneway. Loading and unloading activities are expected to be carried out after hours and are expected to have minimal impact on the surrounding road network.

TTPP have concluded that proposal is unlikely to generate any discernible traffic and/or parking impact on the surrounding road network and that the proposed traffic and parking conditions are satisfactory.

6.4. STORMWATER AND FLOOD MANAGEMENT

Stormwater Management

A Civil Package has been prepared by Northrop (**Appendix K**) which establishes the appropriate water and erosion/sediment controls which will be established during the proposed construction and operations. The following strategies will ensure that the appropriate water quality and quantity management is maintained:

- Erosion and sediment control measures before and during construction
- Construction site run-off managed in accordance with Council's requirements.
- Connection to existing stormwater drainage systems in the 6PS public domain (noted that the network can sustain flows generated up to the 1% AEP). With consideration of the small scale of this proposal as well as the capacity of the existing systems, it is considered that on-site detention is not required.
- The proposed development will not result in any increase to impervious surfaces. Accordingly, water quality treatment is not considered necessary.
- The proposed development will not result in any increase to impervious surfaces. Accordingly, the provision of rainwater harvesting tanks is not considered necessary.

As such, the standard erosion and sediment control measures will be able to adequately manage the site during construction works. Otherwise, with consideration of the minor scale of the proposed extension as well as the extent of the existing stormwater drainage system, the stormwater quality and quantity will not be adversely impacted by the proposed development.

Flood Emergency Management

A Flood Emergency Management Strategy Report has been prepared by AECOM (**Appendix L**) in preparation of the 5 and 7 Parramatta Square developments. With consideration of the scale of the proposal as well as the BCA/Access compliance of the extension, the established emergency procedures (including warning systems, evacuation routes, signage etc.) can be appropriately implemented.

6.5. BCA AND ACCESS

A BCA Design Assessment was prepared by Design Confidence (**Appendix H**) which assesses the proposed built works against the Deemed-to-Satisfy (DtS) provisions of the BCA. Based on the assessment, Design Confidence are of the opinion that the proposed development is capable of achieving compliance with the accessibility provisions of the BCA, either by complying with the relevant DtS requirements or via a performance-based approach. Of note, the following elements will require further assessment during the detailed phases of development:

- Ensure that the external walls and common walls, flooring and internal walls are appropriately comprised of non-combustible materials
- A test report by a Registered Testing Authority is to be provided for the proposed, new external walls

The assessment as well as the accompanying fire engineering statement (**Appendix I**) identifies the following fire safety, performance-based solutions to be adopted at the CC stage with consultation with the NSW Fire Brigade:

- Provision of fire separation wall between the Town Hall and 5PS
- Further assessment of the booster assembly location

Otherwise, any typical non-compliances can be easily addressed in the preparation of the detailed documentation for CC and the performance-based solutions that will not significantly affect the proposed design. This includes assessment of fire resistance, access (the proposed exits will have the appropriate exit distance and travel distances).

6.6. ECOLOGICAL SUSTAINABLE DEVELOPMENT

The Building Services Report prepared by LCI at **Appendix J**, provides commentary with regard to ESD for this application.

It is noted that the Southern Extension does not incorporate a broad enough scope of works to warrant an assessment using a sustainability rating such as Green Star or similar since only minor elements of the building are being modified.

It is further noted that the 5PS development is targeting at least a 5 Star Green Star rating and similar principles can be applied to the 7PS works. A detailed assessment against the relevant Green Star Principles/Categories is providing within the Building Services Report.

In relation to Section J of the NCC, the proposed glazing shall comply with the latest minimum thermal standards including double glazed construction and low solar heat gain coefficient. A Deemed to Satisfy approach is proposed to establish appropriate glazing performance for only the glazing that will be added, noting that it makes up considerably less than 50% of the overall 7PS fabric and therefore may not need to meet Section J1 or J3 requirements.

All new equipment and lighting must be selected to comply with the minimum energy efficiency requirements of Section J5 and J6.

6.7. SERVICES AND INFRASTRUCTURE

A Building Services Report has been prepared by LCI (**Appendix J**) identifies the mechanical services that are required to support the proposed southern annexe. The report identifies HVAC services are required to be extended to the southern annexe and the appropriate natural ventilation is to be provided to the proposed

lift shaft. These mechanical services are to be prepared in accordance with the relevant Australian standards and with considerations of Parramatta's ambient climate conditions (including typical summer and winter temperatures).

As such, the following, standard mechanical systems are to be established in support of the proposal:

- Air conditioning system to serve the southern extension. Fan coils for the southern extension will be installed overhead with the appropriate acoustic treatment.
- Louvres at the top and bottom of the lift shaft will provide the required natural ventilation

Otherwise, the appropriate services are to be integrated to support the proposed extension including

- Electrical services are to be supported by standard electrical outlets/current protection, lighting and emergency evacuation lighting/signs.
- The relevant information and telecommunications infrastructure, including cabling, equipment and passive elements are to be installed.
- The proposed lift will be developed in accordance with the relevant standards and codes
- Hydraulic services will be designed to the appropriate codes, including new sanitary drainage, potable cold water supply lines (to support the ground level and level 1 of the Town Hall building) and stormwater drainage that will connect with the existing drainage provision within the 5PS development. Otherwise, the existing services (gas, potable cold water, stormwater and sanitary) are located directly under or adjacent the proposed area of works.
- The appropriate fire services will be integrated (sprinkler and hydrant system, fire detection and alarms system etc.)

Accordingly, the proposed extension will be able to be appropriately supported by the relevant utility services and will be designed to provide the appropriate level of amenity and efficiency in support of the rest of the 7PS building.

6.8. WASTE MANAGEMENT

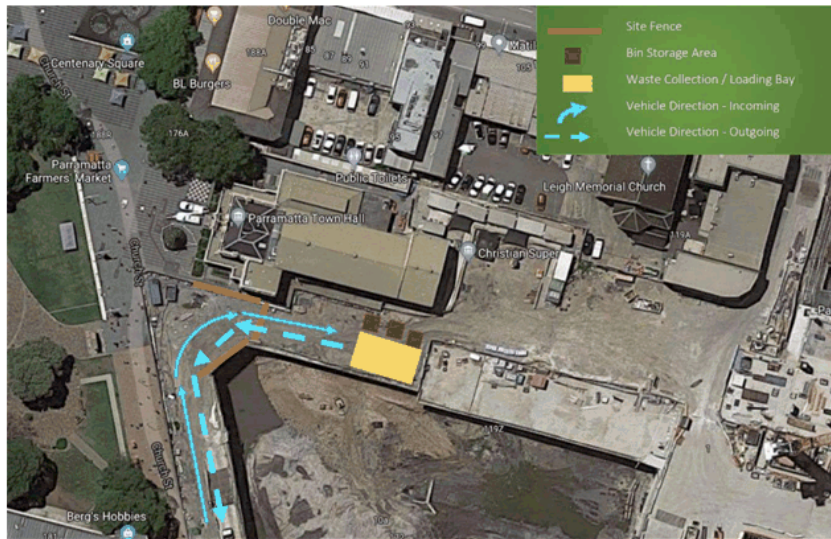
A Demolition and Construction Waste Management Plan has been prepared by EcCell (**Appendix N**) in support of the proposed demolition and constructions works at the Town Hall building. Additionally, an Operational Waste Management Plan has been prepared by EcCell (**Appendix O**) in support of the subsequent, southern annexe operations.

6.8.1. Construction and Demolition Works

The waste generated by the proposed demolition works are to be stored and managed in accordance with the following, standard procedures:

- Waste collection and storage is to be located at the southern area of the site to be accessible for waste collection vehicles accessing from the existing construction vehicle routes bordering Church Street.
- The appropriate waste reuse and recycling will be undertaken
- The typical, waste management procedures (covering of waste loads, staff training etc.) will be established
- The waste management plan establishes the appropriate strategies and assigns responsibility to the relevant bodies (design, procurement, pre-construction strategies etc.)
- The waste management plan identifies the expected waste types and volumes generated by the proposed demolition and excavation works. The appropriate on-site treatment/storage and off-site treatment are identified. The waste management volumes identified can be appropriately sorted and stored in the collection area identified in **Figure 12** below.

Figure 12 Construction Waste Plan



Source: EcCell

6.8.2. Operational Waste

The Operational Waste Management Plan has been prepared in accordance with the relevant council guidelines:

- City of Parramatta Councils Development Control Plan 2011
- City of Parramatta Councils Waste Management Guidelines for new Development Applications 2016

It is anticipated that the proposed southern annexe will generate waste across the seating area/terrace space. Accordingly, it is identified that 1 x 240L garbage waste bin and 1 x 240L Co-mingled recycling bin will be required in support of the expected, generated waste at the Southern Annexe.

The waste management in support of the proposed southern annexe can be effectively integrated with the existing waste storage and management at the site. The identified waste bins can be appropriately stored at the designated loading dock pad in the basement of the building. Sufficient space for bin movement has been factored in the waste room footprint calculations. This waste store room area will be appropriately maintained by building management. The waste collection dock will provide the appropriate access through the designated Waste Collection Point for waste contractors and City of Parramatta Council will provide waste and recycling collection services.

7. SECTION 4.15 ASSESSMENT

The proposed development has been assessed in accordance with the relevant matters for consideration listed in Section 4.15 of the EP&A Act 1979.

7.1. ENVIRONMENTAL PLANNING INSTRUMENTS

The proposed development has been assessed against the relevant state, regional and local environmental planning instruments as follows:

- A Metropolis of Three Cities – the Greater Sydney Region Plan
- Central City District Plan
- Environmental Planning and Assessment Act 1979
- Parramatta Local Environmental Plan 2011
- Parramatta Development Control Plan 2011

This SEE demonstrates that the proposed development is consistent with the objectives of the relevant environmental planning instruments. The proposal will contribute to the ongoing development of the Parramatta Square precinct, maintaining the relevance and cultural significance of Parramatta Town Hall within Parramatta as Sydney's second CBD. The proposal will provide the appropriate integration of the Town Hall with the contemporary 5PS building while supporting the revitalisation of the Parramatta Town Hall retaining its civic and community function while accommodating improved outward activation to Parramatta Square.

7.2. DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

The draft Parramatta CBD Planning Proposal seeks changes to the Parramatta CBD boundary, land use mix and primary built form controls, and will amend the Parramatta LEP 2011 once gazetted. The draft LEP amendment was forwarded to the DPIE on 1 July 2021 for finalisation.

The draft Parramatta CBD Planning Proposal applies to the site, and the proposed adaptive reuse of Parramatta Town Hall is consistent with the objectives of the draft LEP, however, the local provision relevant to the proposed development are captured within the current Parramatta LEP 2011 and have been assessed at **Section 5.4** of this SEE.

7.3. DEVELOPMENT CONTROL PLAN

Parramatta Development Control Plan 2011 (Parramatta DCP 2011) provides detailed planning controls relevant to the site and the proposal. An assessment against the relevant controls is provided in **Section 5.5** of this SEE.

The assessment concludes the proposal complies with the relevant provisions within the DCP.

7.4. REGULATIONS

This application has been prepared in accordance with the relevant provisions of the Environmental Planning and Assessment Regulations 2000.

7.5. LIKELY IMPACTS OF THE PROPOSAL

The proposed development has been assessed considering the potential environmental, economic and social impacts as outlined in the following sections.

7.5.1. Natural and Built Environmental Impacts

The proposal seeks to establish the southern annexure at the Town Hall building as designed to minimize potential archaeological heritage impacts. The proposal will not involve the removal of any flora or fauna. Otherwise, as detailed in Section 6.1 of this SEE, the proposal will not result in any adverse built form scale impacts and will result in negligible overshadowing and view impacts. The proposed building design will appropriately align with the Town Hall building as well as the contemporary development at 5PS. As outlined

in the Statement of Heritage Impact (**Appendix G**), the proposed works will not have an adverse effect on the overall heritage significance of Parramatta Town Hall or surrounding heritage items. As detailed in the Historical Archaeological HIS (**Appendix E**) and Addendum ACHA (**Appendix D**) it is demonstrated that there are appropriate mitigation measures to protect the archaeological heritage values of the site (Aboriginal and Non-Aboriginal). The design of the southern extension has been carefully prepared to, where possible, create minimal impact on the archaeological conservation zones of significance.

7.5.2. Social and Economic Impacts

It is considered the following economic benefits will be realised during both the construction and occupation stages, as a result of the proposed development:

- The proposed development will result in the immediate generation of employment during the construction phase and an increase to the long-term employment capacity of the Town Hall with the facilitation of pre-function space and the potential food kiosks.
- The proposal will contribute toward the visitor economy within Parramatta as Sydney's second CBD through improving the activation at the site and showcasing the heritage and cultural assets of Parramatta within a key civic location.

The proposal will provide the following social benefits:

- Proposed pre-function space at the Parramatta Town Hall will provide opportunity for events within the glazed space, ensuring that the site is activated throughout the day and night time peak hours while providing a further activation to the public realm.
- The proposal will revitalise Parramatta Town Hall whilst enhancing its heritage values within a changing built environment, ensuring its function aligns with its connection to 5 Parramatta Square.

7.6. SUITABILITY OF THE SITE

The site is considered highly suitable for the proposed development for the following reasons:

- The proposed development is permissible with consent in the within the B4 Mixed Use zone of the Parramatta LEP 2011.
- The subject site is located within the Parramatta CBD and the Parramatta Square precinct, and as such the proposed mix of community and retail uses are highly appropriate for the locality. The proposal will form an extension of the civic centrepiece of the City of Parramatta.
- As outlined in the Building Services Report (**Appendix J**), the site is situated within an established area such that access to services are readily available and will contribute to the achievement of high sustainability credentials as part of the broader 5PS and 7PS development.
- The proposed development has been designed sympathetically to maintain the heritage significance of Parramatta Town Hall and has been prepared with consideration of previous archaeological, Aboriginal and European heritage studies.
- The site shares a common basement with 5 Parramatta Square and the 'super basement' and benefits from the waste storage areas, car parking and end of trip facilities available.
- Future visitors and employees will be able to take advantage of the existing transport services provided at the Parramatta Transport Interchange and the Parramatta Wharves, as well as the future Parramatta Light Rail and Sydney Metro West, which will offer high capacity services to the broader Greater Sydney catchment.

7.7. SUBMISSIONS

It is acknowledged that submissions arising from the public notification of this application will need to be assessed by Council.

7.8. PUBLIC INTEREST

The proposed development is considered in the public interest for the following reasons:

- The proposed development responds positively to the transitioning future character of the Parramatta CBD and the Parramatta Square precinct and will ensure that Parramatta Town Hall remains a relevant and prominent cultural asset.
- The proposal will activate the Town Hall southern façade and the adjoining public domain with a new pre-function space and potential food and drink/seating areas.
- The proposed contemporary building façade will provide additional visual interest to the Parramatta Square public domain.
- The proposed internal lift will provide the appropriate accessibility to the level 1 of the Town Hall building.
- The alterations and additions are capable of meeting the relevant provisions of the Disability Discrimination Act 1992, Disability Access to Premises Standards 2010 (Premises Standards), Building Code of Australia 2016 and applicable Australian Standards, and therefore considers access and amenity provisions for people with a disability. Refer to the Access Design Assessment Report (**Appendix H**).
- The proposal has been prepared having regard to Council's planning policies and complies with the relevant local planning controls for site.
- No adverse environmental, social or economic impacts will result from the proposal.
- The proposal will contribute positively to energy efficiency and environmental sustainability as the design has incorporated the appropriate services and infrastructure with consideration for ESD.

8. CONCLUSION

This SEE provides a comprehensive assessment of the environmental, social and economic impacts of the refurbishment and adaptive reuse of Parramatta Town Hall at 7PS. This SEE has addressed the relevant provisions of the Environmental Planning and Assessment Regulations 2000.

The proposal will establish the southern annexure at the Town Hall building, providing additional pre-function space, improved activation while forming a positive integration with the 5 Parramatta Square development. The proposed development has been assessed against all relevant items of Section 4.15 of the Environmental Planning and Assessment Act 1979. The compelling reasons why a positive assessment and determination of the project should prevail are summarised below:

The proposed development has been assessed in accordance with section 4.15 of the EP&A Act and is considered appropriate for the site and the locality:

- **The proposal satisfies the applicable strategic objectives of the district and Parramatta:**

The proposal will contribute towards growing the presence and role of Parramatta as Sydney's second CBD and the metropolitan centre of the Central City District. The proposal celebrates the existing local heritage of Parramatta and will support the important role that cultural heritage has in creating cities where people enjoy to live, work and play.

- **The proposal satisfies the applicable state and local planning controls and guidelines.**

The proposal complies with all the relevant controls of the Parramatta LEP 2011 and achieves a high level of consistency with the key planning controls within the Parramatta DCP 2011.

- **The proposal has been prepared with the appropriate response to Aboriginal, European and Archaeological Heritage**

The appropriate s.140 application and variation to AHIP#4592 are being sought in tandem to this proposal as to mitigate any potential impacts to the archaeological heritage value of the site. The proposed addition has been carefully designed to maintain the appropriate interpretation of the Town Hall heritage façade and limit impacts on potential archaeology.

- **The proposal responds positively to the site conditions and the surrounding urban environment.**

The proposal involves contemporary additions to existing Parramatta Town Hall, a local heritage item. The proposed works respect and support the significance of the heritage building by supporting its ongoing civic use, while better integrating it with the contemporary civic building approved at 5PS. The proposed works will establish the intended interface with the Parramatta Square precinct.

- **The proposal is in the public interest.**

The proposal will be a positive contribution to Parramatta Square, creating an upgraded space for visitors and the community to enjoy and celebrate Parramatta's social and cultural heritage.

Having considered all relevant matters, we conclude that the proposed development is appropriate for the site and approval is recommended, subject to appropriate conditions of consent.

DISCLAIMER

This report is dated 1 October 2021 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of City of Parramatta Council (**Instructing Party**) for the purpose of Statement of Environmental Effects (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.



URBIS.COM.AU

DEVELOPMENT APPLICATION

ITEM NUMBER	5.4
SUBJECT	OUTSIDE PUBLIC MEETING: Lot 80 DP 1271742 Church St (also known as 7 Parramatta Square or Parramatta Town Hall)
DESCRIPTION	Partial demolition of the existing corrugated metal roof and construction of new concrete roof and ceiling with rooftop plant area to service air conditioning plant for the operation of 7 Parramatta Square (Parramatta Town Hall).
REFERENCE	DA/405/2022 - D08547684
APPLICANT/S	Urbis
OWNERS	City of Parramatta Council
REPORT OF	Group Manager Development and Traffic Services
RECOMMENDED	Approval

DATE OF REPORT 30 JUNE 2022**REASON FOR REFERRAL TO LPP**

The application is referred to the Parramatta Local Planning Panel as the application is proposed on Council-owned land and involves the partial demolition of a heritage listed item.

EXECUTIVE SUMMARY

The subject site is legally described as Lot 80 DP 1271749, this lot is 124817.8sq.m and contains the Parramatta Town Hall, 5 Parramatta Square, Parramatta Square Public Domain, Centenary Square Public Domain and Church Street Mall. The proposal involves works to the locally heritage listed Parramatta Town Hall, known as No. 7 Parramatta Square (7PS).

The proposed development includes the following components:

- Demolition of existing metal roof, support structure and ceiling (noting that the ceiling is severely damaged from building movement and water ingress and would otherwise need to be replaced);
- Installation of new steel supported concrete roof slab and ceiling below;
- Installation of new batten screening pergola above the condenser deck;
- Pewter battens to enclose plant deck and wrap down the east face to parapet wall;
- Access to new plant deck via existing gully plant area; and
- A designated rooftop plant area to service 7PS.

RECOMMENDATION

That the Parramatta Local Planning Panel, exercising the functions of Council, pursuant to section 4.17 of the *Environmental Planning and Assessment Act 1979*, grant **development consent** to DA/405/2022 for a period of five (5) years within which physical commencement is to occur from the date on the Notice of Determination, subject to conditions of consent.









REASONS FOR APPROVAL

It should be approved for the following reasons:

1. The development is permissible in the B4 Mixed Use Zone and generally satisfies the requirements of the applicable planning provisions.
2. The design of the proposal is sympathetic to the heritage significance of the site.
3. The development will be compatible with the emerging and planned future character of the area.
4. For the reasons given above, approval of the application is in the public interest.

Paul Sartor
Development Assessment Officer

ATTACHMENTS:

- | | | | | |
|---|---|---|------------------------------------|----------|
| 1 |  |  | Assessment Report and Conditions | 25 Pages |
| 2 |  |  | Locality Map | 1 Page |
| 3 |  |  | Architectural Plans | 11 Pages |
| 4 |  |  | Statement of Environmental Effects | 30 Pages |

REFERENCE MATERIAL



City of Parramatta Council

File No: DA/405/2022

SECTION 4.15 ASSESSMENT REPORT ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

SUMMARY

DA No:	DA/405/2022
Property:	Lot 80 DP 1271742 Church St (known as 7 Parramatta Square or Parramatta Town Hall)
Proposal:	Partial demolition of the existing corrugated metal roof and construction of new concrete roof and ceiling with rooftop plant area to service air conditioning plant for the operation of 7 Parramatta Square (Parramatta Town Hall).
Date of receipt:	20 May 2022
Applicant:	Urbis
Owner:	City of Parramatta Council
Property owned by a Council employee or Councillor:	The site is not known to be owned by a Council employee or Councillor.
Political donations/gifts disclosed:	None disclosed on the application form.
Submissions received:	Nil
Conciliation Conference Held:	No
Pre-lodgement Meeting Held:	No
Recommendation:	Approval
Assessment Officer:	Planning Ingenuity (Consultant Planner)

LEGISLATIVE REQUIREMENTS

List of relevant provisions under section 4.15(1)(a) of the Environmental Planning and Assessment Act 1979	<ul style="list-style-type: none"> • State Environmental Planning Policy (SEPP) (Resilience and Hazards) 2021 • SEPP (Transport and Infrastructure) 2021 • SEPP (Biodiversity and Conservation) 2021 • Parramatta Local Environmental Plan (LEP) 2011 • Parramatta Development Control Plan (DCP) 2011
Draft Environmental Planning Instruments	<ul style="list-style-type: none"> • Harmonisation LEP 2020 • Deferred Commencement Parramatta CBD Planning Proposal 2022
Zoning	B4 – Mixed Use and partly RE1 Public Recreation
Heritage	Yes, I650 Parramatta Town Hall (and potential archaeological site), I651 Bicentennial Square and adjoining buildings and I654 Centennial Memorial Clock
Heritage Conservation Area	No
Bushfire Prone Land	No
Integrated development	No

Clause 4.6 variation

No

Delegation

Parramatta Local Planning Panel

SITE DESCRIPTION AND CONDITIONS

The subject site is legally described as Lot 80 DP 1271742 and is owned by City of Parramatta Council. The proposal involves works to Parramatta Town Hall, known as No. 7 Parramatta Square (7PS).

The site is zoned **B4 Mixed Use** and partly **RE1 Public Recreation**. Surrounding properties are also zoned B4 Mixed Use, with the Parramatta B3 Commercial Core zone located to the east.

The subject site accommodates Parramatta Town Hall, known as No. 7 Parramatta Square (7PS), which is a two storey building, identified as a heritage item of local significance. Adjoining the Town Hall building is No. 5 Parramatta Square (5PS), which is currently being redeveloped as per DA/476/2019, and will consist of a six storey mixed use development which will be integrated with the Town Hall building. The site also contains the Parramatta Square civic link which consist of pedestrian access to surrounding sites, various public amenities and outdoor recreation facilities.

The site is a part of the Parramatta Square Urban Renewal Precinct located within the Parramatta City Centre.

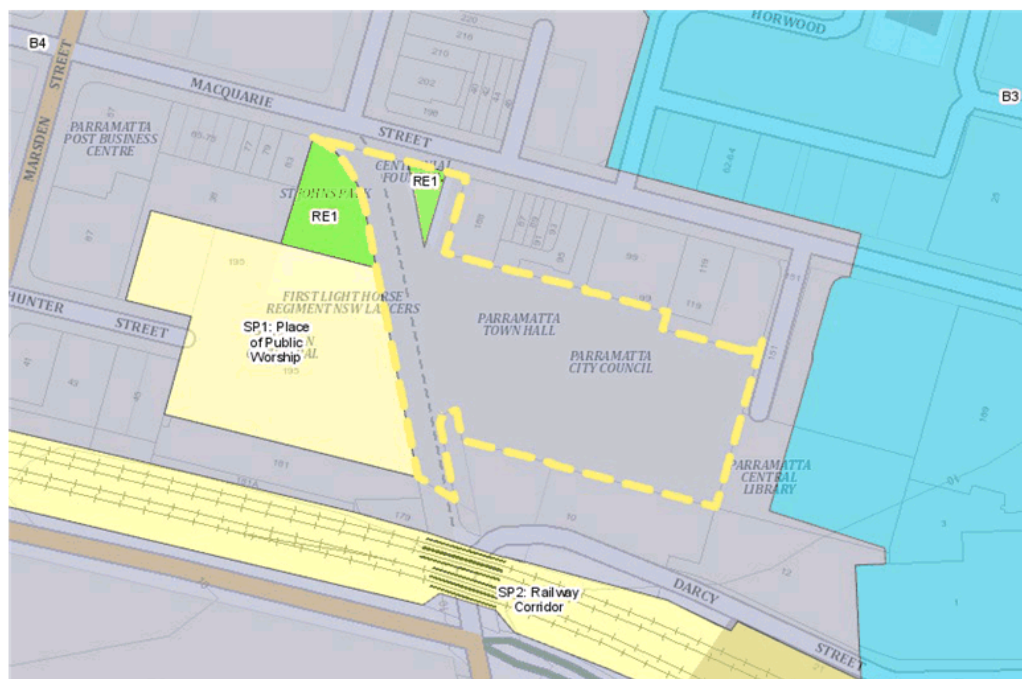


Figure 1: Land Zoning Map (Source: NSW Planning Portal)

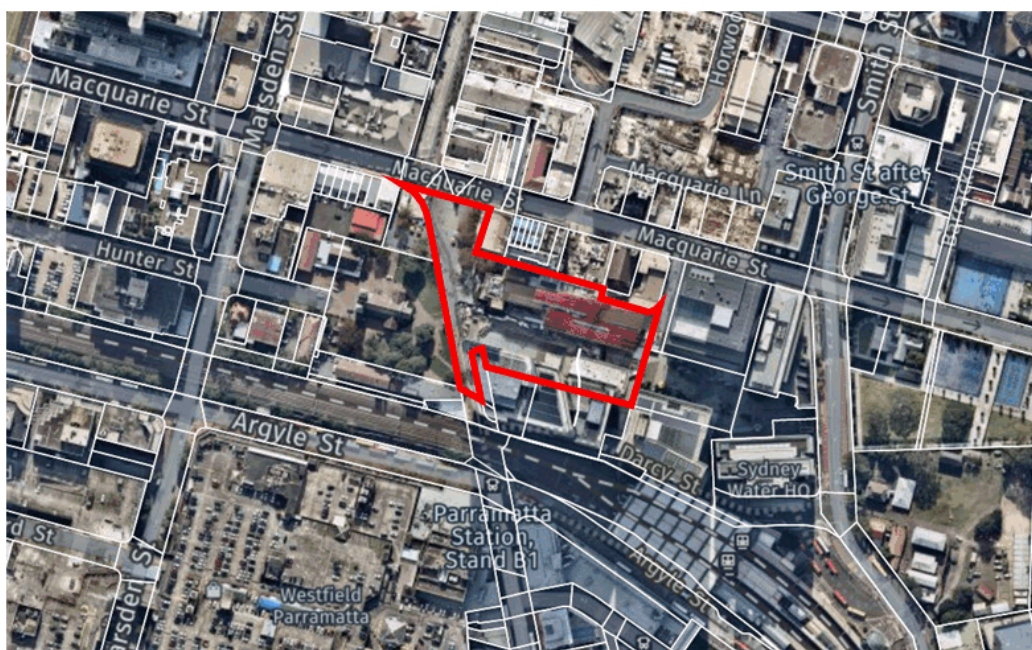


Figure 2: Aerial image of the subject site and surrounding context (Source: Near Map)



Figure 3: Subject site viewed from the south-west (Source: site inspection photo)

RELATED APPLICATIONS	
DA/476/2019 (and subsequent minor amendments)	6 storey community facility extension to rear of Parramatta Town Hall; partial demolition and alterations to rear of Parramatta Town Hall local heritage item; 2 storey basement with connection to adjoining basement; demolition of existing external amenities block; tree removal; public domain and landscape works. The application was determined by the Sydney Central City Planning Panel. Approved 04/12/2019
DA/828/2021	Adaptive reuse of Parramatta Town Hall local heritage item as community facility, food and drink premises (including outdoor dining)

	and function centre including internal alterations and additions. The use is to be licenced under the Liquor Act 2007. The application was determined by the Sydney Central City Planning Panel. Approved 21/12/2021
DA/957/2021	Alterations and Additions to Parramatta Town Hall local heritage item including 2-storey southern side extension and building identification signage. This application is nominated integrated development under s.90 of the National Parks and Wildlife Act 1974. Under assessment

THE PROPOSAL

The proposed development includes the following components:

- Demolition of existing metal roof, support structure and ceiling (noting that the ceiling is severely damaged from building movement and water ingress and would otherwise need to be replaced);
- Installation of new steel supported concrete roof slab and ceiling below;
- Installation of new batten screening pergola above the condenser deck;
- Pewter battens to enclose plant deck and wrap down the east face to parapet wall;
- Access to new plant deck via existing gully plant area; and
- A designated rooftop plant area to service 7PS.

The proposed works are shown in Figure 4 below.

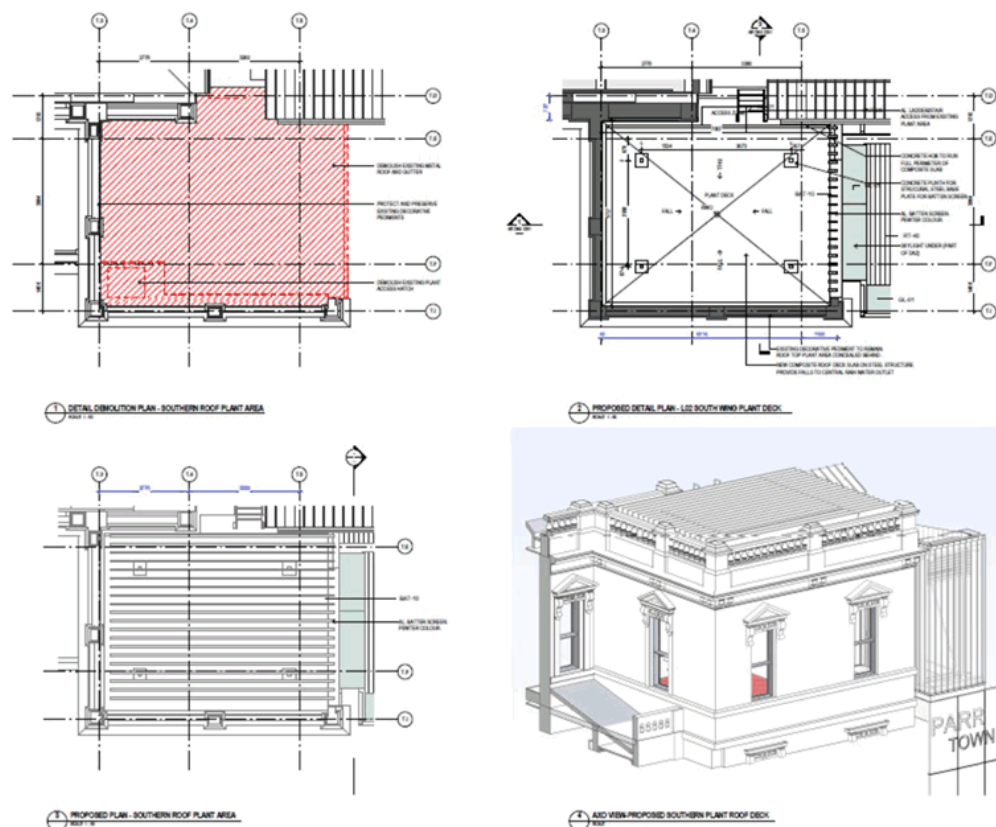


Figure 4: Plans of the proposed development



Figure 5: Perspective of the proposed development, birds eye view from the plaza

PERMISSIBILITY - The site is zoned B4 Mixed Use under the Parramatta LEP 2011. The proposal is for alterations and additions to the existing Town Hall which will function as a *community facility, function centre, and food and drink premises*, which are permitted in the zone.

ZONE OBJECTIVES - The proposed development is consistent with the objectives of the zone.

ENVIRONMENTAL PLANNING INSTRUMENTS	
STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021	
The provisions of the Resilience and Hazards SEPP have been considered in the assessment of the development application. The proposal does not involve any intrusive ground works which may necessitate consideration of potential contamination. It is therefore considered that Council can be satisfied in accordance with the requirements of the Resilience and Hazards SEPP that the land is suitable for the proposed use.	
STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021	
Clause	Comment
Clause 2.48 – electricity infrastructure	The subject site is not in the vicinity of electricity infrastructure that would trigger the concurrence of the electricity supply authority.
Clause 2.97 – Development adjacent to rail corridors	The subject site is located within the Parramatta Light Rail (PLR) Notification Area. Accordingly, the proposal has been referred to Transport for NSW (TfNSW). Refer to comments under 'Referrals'. TfNSW raise no objection to the proposal and have requested conditions of consent be imposed.
Clause 2.118 – frontage to a classified road	The Parramatta Light Rail (PLR) is a "transitway" and accordingly defined as a "classified road". As such, Clause 2.118 of the SEPP applies to any land along the PLR route, including Macquarie Street and Church Street. The application is considered to be consistent with Clause 2.118 in that it does not impact upon vehicular access or the safety, efficiency or ongoing operation of the classified road. The proposal has been referred to Transport for NSW (TfNSW). Refer to comments under 'Referrals'. TfNSW raise no

	objection to the proposal and have requested conditions of consent be imposed.
Clause 2.119 - average daily traffic volume of more than 20,000 vehicles	Civic Place has an average daily traffic volume of less than 20,000 vehicles per day. As such, clause 2.119 is not applicable to the development application.
STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021	
Chapter 10 of this SEPP, which applies to the whole of the Parramatta local government area, aims to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways by establishing planning principles and controls for the catchment as a whole.	
The nature of this project and the location of the site are such that there are no specific controls which directly apply, with the only relevant objective being improved water quality. Given the proposal will result in no change to impermeable area, the proposal is not anticipated to have any discernible impact on water quality.	

LOCAL ENVIRONMENTAL PLAN – Parramatta LEP 2011	
Development standard	Compliance
Height of buildings	No applicable height of building standard. No change to the existing height is proposed.
Floor space ratio	No change is proposed to the FSR. The proposal will continue to comply with the 8:1 maximum FSR for the site, noting that the existing Town Hall building is well below the 8:1 FSR.
Development on land intended to be acquired for public purposes	The proposal is not identified on the map.
Architectural roof features	An architectural roof feature is not proposed.
Development below mean high water mark	The proposal is not for the development of land that is covered by tidal waters.
Heritage conservation	<p>Parramatta Town Hall is identified as a heritage item and potential archaeological site (Item I650) of local significance. The site is also located in close proximity to a number of other heritage items including:</p> <ul style="list-style-type: none"> • I653 - Warden's cottage (verger's cottage) • I719 - Leigh Memorial Uniting Church • I652 – Murray's Building (and potential archaeological site) • I654 – Centennial Memorial Clock • I651 – Bicentennial Square and adjoining buildings • I01805 - St John's Anglican Cathedral <p>A Heritage Impact Statement has been submitted with the application. The application has been reviewed by Council's heritage officer. Refer to comments under 'Referrals'.</p>
Acid sulphate soils	The site comprises Class 4 and 5 acid sulfate soils (ASS). Clause 6.1 requires consent, and an acid sulfate soils management plan (ASSMP) for works more than 2m below the natural ground surface or which will lower the water table by more than 2m. The proposal does not include any such works.

Earthworks	No earthworks proposed.
Flood planning	The site is identified as being subject to 'low risk' flooding and is located within a 1% AEP (1:100) area. The proposed development is unlikely to create any additional flood risk on the site.
Biodiversity protection	The site is not identified on this map.
Water protection	The site is not identified on this map.
Development on landslide risk land	The site is not identified on this map.
Affected by a Foreshore Building Line	The site is not located in the foreshore area.
Design Excellence	The proposal is not subject to the requirement for a competitive design process. Whilst it is within a key site (i.e. the broader Parramatta Square precinct), it has a capital investment value less than \$10 million, and the height is not greater than 55m.
Car Parking	Clause 7.3 sets out maximum car parking provision for the City Centre related to particular land uses. The proposal does not include any car parking provision (noting that car parking is provided for as part of the Parramatta Square super basement), and therefore complies with the maximum car parking requirement.
Sun Access	Clause 7.4(2) requires that consent must not be granted to development which results in additional overshadowing, between 12 noon and 2pm, on Parramatta Square (identified within the area hatched blue on the Sun Access Protection Map). The proposal will not result in any additional overshadowing within the identified protection area within Parramatta Square between 12 noon and 2pm, as identified by the submitted shadow diagrams.
DEVELOPMENT CONTROL PLAN – Parramatta DCP 2011	
Development standard	Compliance
3.2.1 Building Form and Massing	The proposal will not result in any discernible change to the building form or scale of the Town Hall building.
3.5.1 Heritage – General	A Heritage Impact Statement has been submitted with the application, and the application has been reviewed by Council's heritage officer. Refer to comments under 'Referrals'.
3.5.3 Aboriginal Cultural Heritage	Given the location of the proposed works to the rooftop area of the existing Town Hall building, there would be no impacts to any Aboriginal cultural heritage.
4.3.3 Parramatta City Centre	
Building Exteriors	The proposed additions relate to a small portion of the roof and the proposed finishes and materials are considered appropriate and consistent with the existing building.
Mixed Use Buildings	The proposed services on the roof are well integrated into the built form.
Views	The proposal will not have any impact on the identified views and vistas to be protected.

<p>4.3.3.7(b) Parramatta Square</p> <p>Building Form</p> <p>Heritage</p>	<p>The proposed additions are for services on the roof and will not have an adverse impact on the existing building form of the Town hall building.</p> <p>The proposal is considered acceptable in relation to the conservation of the heritage significance of the site. A Heritage Impact Statement has been submitted with the application, and the application has been reviewed by Council's heritage officer. Refer to comments under 'Referrals'.</p>
<p align="center">HARMONISATION LEP 2020</p>	
<p>Draft Parramatta LEP 2020 was placed on public exhibition on 31 August 2020, with exhibition closing on 12 October 2020. The draft LEP will replace the five existing LEPs that apply within the Local Government Area and will be the primary legal planning document for guiding development and land use decisions made by Council. Whilst the draft LEP must be considered when assessing this application, under cl 4.15(1)(a)(ii), the LEP is neither imminent or certain and therefore limited weight is placed on it. Notwithstanding, the proposal development is consistent with the objectives of the Draft LEP.</p>	
<p align="center">DEFERRED COMMENCEMENT PARRAMATTA CBD PLANNING PROPOSAL 2022</p>	
<p>This site is subject to the Parramatta CBD Planning Proposal. The LEP amendment under the Planning Proposal was notified with a deferred commencement provision on 6 May 2022 and is referred to as Parramatta Local Environmental Plan 2011 (Amendment No 56). The provisions of the plan will come into effect on 14 October 2022.</p> <p>The primary focus of the Planning Proposal is to strengthen the economic function of the Parramatta CBD and increase its capacity for new housing, employment, business, recreation and cultural opportunities. The amended planning controls will allow for the delivery of extra jobs and homes in the CBD.</p> <p>The vision is for new buildings to define streets and public spaces to deliver a comfortable, functional and attractive public domain; while the towers above are tall and slender and are set back to allow daylight, views and circulation of air to the streets and public spaces below.</p>	

REFERRALS	
Internal Referrals	Comment
Heritage	<p>Council's heritage advisor notes that the proposed works can be supported on heritage grounds for the following reasons:</p> <ul style="list-style-type: none"> • Generally, the works will not impact on the external fabric, internal fabric and spaces within the building identified as having Exceptional and High heritage significance; • The proposed works will not impact on the heritage significance of listed heritage items in the vicinity of the Town Hall or on views to and from these items; • The works generally comply with policies in the Parramatta Town Hall CMP and with the relevant provisions of Parramatta LEP 2011 and Parramatta DCP 2011; and

	<ul style="list-style-type: none"> The proposed works will enable viable ongoing adaptive reuse of the building, which is appropriate to its heritage significance and will ensure that the building remains accessible to, and usable by, the general public. <p>Conditions of consent have been recommended and are included in the proposed conditions.</p>
Traffic	No objection to the proposal, subject to the imposition of standard conditions of consent.
Heritage Committee	This application was referred to Council's Heritage Committee on the 23 rd May 2022, no responses were received.
External Referrals	Comments
TfNSW	TfNSW raised no objection to the proposal and recommended a condition of consent be imposed to ensure any works do not interfere with planning Parramatta Light Rail works (included in the proposed conditions).

PUBLIC CONSULTATION

The application was advertised for a period of 21 days from 31 May 2022 in accordance with Council's notification procedures. In response no submissions were received.

CONCILIATION CONFERENCE

On 11 December 2017, Council resolved that:

"If more than 7 unique submissions are received over the whole LGA in the form of an objection relating to a development application during a formal notification period, Council will host a conciliation conference at Council offices."

Conciliation Conference – Not Required

The application received no unique submissions during the formal notification period and as a result, a Conciliation Conference was not required to be held.

DEVELOPMENT CONTRIBUTIONS

No section 7.12 contribution is required to be paid under the City of Parramatta CBD Development Contributions Plan 2007 (Amendment No. 5). As detailed under section 1.3 of the plan, this DA would be excluded as this is development undertaken by or on behalf of Council.

BONDS

In accordance with Council's Schedule of Fees and Charges, the developer will be obliged to pay Security Bonds to ensure the protection of civil infrastructure located in the public domain adjacent to the site. A standard condition of consent has been imposed requiring the Security Bond to be paid prior to the issue of a Construction Certificate.

EP&A REGULATION 2021

Applicable Regulation considerations including demolition, fire safety, fire upgrades, compliance with the Building Code of Australia, PCA appointment, notice of commencement of works, sign on work sites, critical stage inspections and records of inspection have been addressed by appropriate consent conditions.

CONCLUSION

Conditional consent

After consideration of the development application against section 4.15 of the Environmental Planning and Assessment Act 1979, and the relevant statutory and policy provisions, the proposed development is suitable for the site and in the public interest. It has been approved for the following reasons:

1. The development is permissible in the B4 Mixed Use Zone and generally satisfies the requirements of the applicable planning provisions.
2. The design of the proposal is sympathetic to the heritage significance of the site.
3. The development will be compatible with the emerging and planned future character of the area.
4. For the reasons given above, approval of the application is in the public interest.

Therefore, it is recommended that the application be approved subject to conditions.

RECOMMENDATION

APPROVAL SUBJECT TO CONDITIONS

Pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*, that Council grant development consent to DA/405/2022 for a period of five (5) years within which physical commencement is to occur from the date on the Notice of Determination, subject to conditions of consent.

The reasons for the conditions imposed on this application are as follows:

1. To facilitate the orderly implementation of the objectives of the Environmental Planning and Assessment Act 1979 and the aims and objectives of the relevant Council Planning instrument.
2. To ensure that the local amenity is maintained and is not adversely affected and that adequate safeguards are incorporated into the development.
3. To ensure the development does not hinder the proper and orderly development of the subject land and its surrounds.
4. To ensure the relevant matters for consideration under section 4.15 of Environmental Planning and Assessment Act 1979 are maintained.

Report prepared by

Planning Ingenuity,
Town Planning Consultants

Date: 23 June 2022

DRAFT CONDITIONS

PART A – GENERAL CONDITIONS

Approved Plans & Support Documentation

1. Development must be carried out in accordance with the following approved plans and supporting documentation (stamped by Council), except where the conditions of this consent expressly require otherwise:

Architectural Drawings (*Design Inc., Lacoste + Stevenson and Manuelle Gautrand Architecture, Project No. P19-035*)

Drawing No.	Issue	Plan Title	Dated
AR-DA3-0001	B	Southern Roof Plant Area – Cover Sheet	07/02/22
AR-DA3-0010	B	Site Plan	07/02/22
AR-DA3-0020	B	Shadow Diagrams	07/02/22
AR-DA3-0050	B	Survey Plan	07/02/22
AR-DA3-1001	B	Existing/Demolition Plan	07/02/22
AR-DA3-1102	B	Proposed GA Plan Roof	07/02/22
AR-DA3-2000	B	Existing Exterior Elevations	07/02/22
AR-DA3-2001	B	Proposed Exterior Elevations	07/02/22
AR-DA3-2200	B	Proposed Roof Plant Platform Plans	07/02/22
AR-DA3-2201	B	Proposed Roof Plant Platform Sections	07/02/22
AR-DA3-9000	A	Proposed Perspective Views	15/12/21

Specialist Reports

Document	Issue	Prepared By	Dated
Statement of Environmental Effects		Urbis	09/05/22
Building Services Statement	Rev B	LCI	11/02/22

In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of consent, the condition prevails.

Note: An inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development

Construction Certificate

2. Prior to commencement of any construction works associated with the approved development (including excavation if applicable), it is mandatory to

obtain a Construction Certificate. Plans, specifications and relevant documentation accompanying the Construction Certificate must include any requirements imposed by conditions of this Development Consent.

Reason: To ensure compliance with legislative requirements.

No encroachment on Council and/or Adjoining property

3. The development must be constructed within the confines of the property boundary. No portion of the proposed structure, including footings/slabs, gates and doors during opening and closing operations must encroach upon Council's footpath area or the boundaries of the adjacent properties.

Reason: To ensure no injury is caused to persons and the building is erected in accordance with the approval granted within the boundaries of the site.

Demolition of Buildings

4. Approval is granted for the demolition of the roof of part of the building as shown on the approved demolition plan currently on the property, subject to compliance with the following: -

- (a) Demolition is to be carried out in accordance with the applicable provisions of Australian Standard AS2601-2001 - Demolition of Structures.

Note: Developers are reminded that WorkCover requires that all plant and equipment used in demolition work must comply with the relevant Australian Standards and manufacturer specifications.

- (b) The developer is to notify owners and occupiers of premises on either side, opposite and at the rear of the development site 5 working days prior to demolition commencing. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every residential flat or unit, if any). The demolition must not commence prior to the date stated in the notification.
- (c) 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to City of Parramatta for inspection of the site prior to the commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council's inspection and works must also not commence prior to the commencement date nominated in the written notice.
- (d) On the first day of demolition, work is not to commence until City of Parramatta has inspected the site. Should the building to be demolished be found to be wholly or partly clad with asbestos cement, approval to commence demolition will not be given until Council is satisfied that all measures are in place so as to comply with Work Cover's document "Your Guide to Working with Asbestos", and demolition works must at all times comply with its requirements.
- (e) On demolition sites where buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position on

the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos cement has been removed from the site to an approved waste facility. This condition is imposed for the purpose of worker and public safety and to ensure compliance with Clause 259(2)(c) of the Occupational Health and Safety Regulation 2001.

- (f) Demolition must not commence until all trees required to be retained are protected in accordance with the conditions detailed under "Prior to Works Commencing" in this Consent.
- (g) All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
- (h) Prior to the commencement of any demolition works, and where the site ceases to be occupied during works, the property owner must notify Council to discontinue the domestic waste service and to collect any garbage and recycling bins from any dwelling/ building that is to be demolished. Waste service charges will continue to be charged where this is not done. Construction and/ or demolition workers are not permitted to use Council's domestic waste service for the disposal of any waste.
- (i) Demolition works involving the removal and disposal of asbestos cement in excess of 10 square meters, must only be undertaken by contractors who hold a current WorkCover "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence".
- (j) Demolition works are restricted to Monday to Friday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.
- (k) 1.8m high Protective fencing is to be installed to prevent public access to the site.
- (l) A pedestrian and Traffic Management Plan must be submitted to the satisfaction of Council prior to commencement of demolition and/or excavation. It must include details of the:
 - (i) Proposed ingress and egress of vehicles to and from the construction site;
 - (ii) Proposed protection of pedestrians adjacent to the site;
 - (iii) Proposed pedestrian management whilst vehicles are entering and leaving the site.
- (m) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the NSW Environment Protection Authority (EPA).
- (n) Before demolition works begin, adequate toilet facilities are to be provided.
- (o) After completion, the applicant must notify City of Parramatta within 7 days to assess the site and ensure compliance with AS2601-2001 – Demolition of Structures.
- (p) Within 14 days of completion of demolition, the applicant must submit to Council:
 - (i) An asbestos clearance certificate issued by a suitably qualified person if asbestos was removed from the site; and

- (ii) A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent. In reviewing such documentation Council will require the provision of original.
- (iii) Payment of fees in accordance with Council's current schedule of fees and charges for inspection by Parramatta Council of the demolition site prior to commencement of any demolition works and after the completion of the demolition works.

Reason: To protect the amenity of the area.

LSL Payment

5. Before the issue of a construction certificate, the applicant is to ensure that the person liable pays the long service levy to the Long Service Corporation or Council under section 34 of the Building and Construction Industry Long Service Payments Act 1986 and provides proof of this payment to the certifier.

Note: The Long Service Levy is to be paid directly to the **Long Service Corporation** at www.longservice.nsw.gov.au. For more information, please contact the Levy support team on 13 14 41.

Reason: To ensure that the long service levy is paid.

Payment of Security deposits

6. Before the commencement of any works on the site or the issue of a construction certificate, the applicant must make all of the following payments to Council and provide written evidence of these payments to the certifier:

Bond Type	Amount
Hoarding: \$2,652-\$10,609 per street frontage in current financial year.	\$5735
Nature Strip and Roadway: Applies to all developments with a cost greater than 25K and swimming pools regardless of cost (fee is per street frontage). See current Schedule of Fees and Charges.	\$5150

The payments will be used for the cost of:

- making good any damage caused to any council property (including street trees) as a consequence of carrying out the works to which the consent relates,
- completing any public work such as roadwork, kerbing and guttering, footway construction, stormwater drainage and environmental controls, required in connection with this consent, and
- any inspection carried out by Council in connection with the completion of public work or the making good any damage to council property.

Note: The inspection fee includes Council's fees and charges and includes the Public Road and Footpath Infrastructure Inspection Fee (under the Roads Act 1993). The amount payable must be in accordance with council's fees and charges at the payment date.

Reason: To ensure any damage to public infrastructure is rectified and public works can be completed.

Note: The bond may be paid, by EFTPOS, bank cheque, or be an unconditional bank guarantee.

Should a bank guarantee be lodged it must:

- (a) Have no expiry date;
- (b) Be forwarded directly from the issuing bank with a cover letter that refers to Development Consent DA/405/2022;
- (c) Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised.

Should it become necessary for Council to uplift the bank guarantee, notice in writing will be forwarded to the applicant fourteen days prior to such action being taken. No bank guarantee will be accepted that has been issued directly by the applicant.

A dilapidation report is required to be prepared and submitted electronically to the City of Parramatta Council (council@cityofparramatta.nsw.gov.au) prior to any work or demolition commencing and with the payment of the bond/s.

The dilapidation report is required to document/record any existing damage to kerbs, footpaths, roads, nature strips, street trees and furniture within street frontage/s bounding the site up to and including the centre of the road.

Reason: To safe guard the public assets of council and to ensure that these assets are repaired/maintained in a timely manner so as not to cause any disruption or possible accidents to the public.

Heritage Consultant

7. A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

Reason: To ensure that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.

Appropriately skilled tradespeople

8. Only tradespeople with appropriate skills, qualifications and practical experience in conservation and restoration of similar heritage structures, materials and construction methods should be employed/contracted/sub-contracted to carry out the works. The tradespeople must undergo heritage induction by the heritage consultant.

Reason: To ensure that original and/or significant fabric and values are not damaged, diminished or put at risk during demolition and construction of the approved works.

PART B – BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

(Note: Some conditions contained in other sections of this consent (including prior to occupation/use commencing) may need to be considered when preparing detailed drawings/specifications for the Construction Certificate.)

Infrastructure & Restoration Adm. fee for all DAs

9. An Infrastructure and Restoration Administration Fee must be paid to Council prior to the issue of a Construction Certificate.

The fee will be in accordance with Council's adopted 'Fees and Charges' at the time of payment.

Note: Council's Customer Service Team can advise of the current fee and can be contacted on 9806 5524.

Reason: To comply with Council's adopted Fees and Charges Document and to ensure compliance with conditions of consent.

Erosion and Sediment Control Plan

10. Before the issue of a construction certificate the applicant is to ensure that an erosion and sediment control plan is prepared in accordance with the following documents before it is provided to and approved by the certifier:

- Council's development control plan,
- the guidelines set out in the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate' (the Blue Book), and
- the 'Do it Right On-Site, Soil and Water Management for the Construction Industry' (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust).

The applicant must ensure the erosion and sediment control plan is kept on-site at all times during site works and construction.

Reason: To ensure no substance other than rainwater enters the stormwater system and waterways

Waste Management Plan

11. Before the issue of a construction certificate, the applicant is to ensure that a waste management plan is prepared in accordance with the EPA's Waste Classification Guidelines and the following requirements before it is provided to and approved by the certifier:

(a) Council's Waste Management Development Control Plan

OR

(b) Details the following:

- the contact details of the person(s) removing the waste
- an estimate of the waste (type and quantity) and whether the waste is expected to be reused, recycled or go to landfill
- the address of the disposal location(s) where the waste is to be taken

The applicant must ensure the waste management plan is referred to in the construction site management plan and kept on-site at all times during construction.

Reason: To ensure resource recovery is promoted and local amenity protected during construction.

Sydney Water Quick check

12. A building plan approval must be obtained from Sydney Water Tap in™ to ensure that the approved development will not impact Sydney Water infrastructure.

A copy of the building plan approval receipt from Sydney Water Tap in™ must be submitted to the Principal Certifying Authority upon request prior to works commencing.

Please refer to the website <http://www.sydneywater.com.au/tapin/index.htm>, Sydney Water Tap in™, or telephone 13 20 92.

Reason: To ensure the requirements of Sydney Water have been complied with.

Before you Dig Service

13. Prior to any excavation on or near the subject site the person/s having benefit of this consent are required to contact the Before You Dig Service (BYDA) on 1100 to receive written confirmation from BYDA that the proposed excavation will not conflict with any underground utility services. The person/s having the benefit of this consent are required to forward the written confirmation from BYDA to their Principal Certifier prior to any excavation occurring.

Reason: To ensure Council's assets are not damaged.

Services, and demolition of existing roof

14. Prior to the issue of a relevant Construction Certificate, further details of services are to be provided to the approval of Council's Group Manager DTSU, including details of the new service connection locations associated with the new slab and above new HVAC condenser units and associated services, and location of any internal/external service components (distribution boards, meters etc).

Reason: To ensure that significant fabric is not damaged during the works, and that works do not have adverse visual and physical impacts.

NEW CONCRETE SLAB FOR NEW ROOF OVER 1930's EXT.

15. Prior to the issue of the relevant Construction Certificate, further details of works proposed to renew roof concrete slab addition within the footprint of the proposed addition to be provided for the approval of Council's Group manager DTSU, including treatment to intersection of slab and adjacent significant parapet walls.

Reason: To ensure that significant fabric is not damaged during the works.

PART C – BEFORE THE COMMENCEMENT OF BUILDING WORK**Appointment of PCA**

16. Prior to commencement of work, the person having the benefit of the Development Consent and Construction Certificate approval must:
- (a) Appoint a Principal Certifying Authority (PCA) and notify Council in writing of the appointment (irrespective of whether Council or an accredited private certifier) within 7 days; and

- (b) Notify Council in writing a minimum of 48 hours prior to work commencing of the intended date of commencement.

The Principal Certifying Authority must determine and advise the person having the benefit of the Construction Certificate when inspections, certification and compliance certificates are required.

Reason: To comply with legislative requirements.

Enclosure of the site

- 17. The site must be enclosed by a 1.8m high security fence erected wholly within the confines of the site to prevent unauthorised access. The fence must be installed to the satisfaction of the Principal Certifying Authority prior to the commencement of any work on site.

Reason: To ensure public safety.

Site Sign

- 18. A sign must be erected in a prominent position on any site involving excavation, erection or demolition of a building in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 detailing:

- (a) Unauthorised entry of the work site is prohibited;
- (b) The name of the principal contractor (or person in charge of the work site), their telephone number enabling 24hour contact; and
- (c) The name, address and telephone number of the Principal Certifying Authority;
- (d) The development consent approved construction hours;
- (e) The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.
- (f) This condition does not apply where works are being carried out inside an existing building.

Reason: Statutory requirement.

Toilet facilities on site

- 19. Prior to work commencing, adequate toilet facilities are to be provided on the work site.

Reason: To ensure adequate toilet facilities are provided.

Public liability insurance

- 20. Public risk insurance in the amount of not less than \$20 million or such other amount as Council may require by notice) must be obtained and furnished to Council before any works authorised by this consent are conducted:

- (a) Above;
- (b) Below; or
- (c) On

Any public land owned or controlled by Council. The public risk insurance must be maintained for the period during which these works are being undertaken.

The public risk insurance must be satisfactory to Council and list Council as an insured and/or interested party.

A copy of the insurance policy obtained must be forwarded to Council before any of the works commence.

Note: Applications for hoarding permits, vehicular crossing etc. will require evidence of insurance upon lodgement of the application.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works authorised by this consent conducted above, below or on any public land owned or controlled by Council.

Erection of hoardings in the City Centre LEP area

21. A Hoarding Application to enclose public space is to be accompanied by the appropriate fee calculated according to Council's adopted fees and charges, together with details showing the location and type of hoarding proposed as required by Council's Hoarding Policy.

No demolition or works can commence until approval for the hoarding has been obtained.

Reason: To improve the visual impact of the hoarding structure and to provide safety adjacent to work sites.

Site Maintenance

22. Prior to commencement of works and during construction works, the development site and any road verge immediately in front of the site must be maintained in a safe and tidy manner. In this regard the following must be undertaken:

- (a) all existing buildings are to be secured and maintained to prevent unauthorised access and vandalism
- (b) all site boundaries are to be secured and maintained to prevent unauthorised access to the site;
- (c) all general refuse and/or litter (inclusive of any uncollected mail/advertising material) is to be removed from the site on a fortnightly basis;
- (d) the site is to be maintained clear of weeds; and
- (e) all grassed areas are to be mowed on a monthly basis.

Reason: To ensure public safety and maintenance of the amenity of the surrounding environment.

Transport for NSW

23. The following access requirements are to be complied with:
- No construction work zone, plants or equipment, stopping and/or parking of construction vehicles are permitted on PLR corridor and public domain of Church or Macquarie Street, without prior approval of TfNSW.
 - Construction vehicles should only use the designated access point into Centenary Square.
 - Depending on the timing of proposed work, the developer should liaise with Transport for NSW and PCPLR to access around planned paving work in Centenary Square.

Reason: To ensure appropriate protection of Light Rail assets

PART D – WHILE BUILDING WORK IS BEING CARRIED OUT

Building Work Compliance BCA

24. All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code).

Reason: To comply with the Environmental Planning & Assessment Act 1979, as amended and the Environmental Planning & Assessment Regulation 2000.

Copy of development consent

25. A copy of this development consent together with the stamped plans, referenced documents and associated specifications is to be held on-site during the course of any works to be referred to by all contractors to ensure compliance with the approval and the associated conditions of consent.

Reason: To ensure compliance with this consent.

Dust Control

26. Dust control measures shall be implemented during all periods of earth works, demolition, excavation and construction to minimise the dust nuisance on surrounding properties. In this regard, dust minimisation practices must be carried out in accordance with Section 126 of the Protection of the Environment Operations Act 1997.

Reason: To protect the amenity of the area.

Materials on footpath

27. No building materials skip bins, concrete pumps, cranes, machinery, temporary traffic control, signs or vehicles associated with the construction, excavation or demolition shall be stored or placed on/in Council's footpath, nature strip, roadway, park or reserve without the prior approval being issued by Council under section 138 of the Roads Act 1993.

Reason: To ensure pedestrian access.

Hours of work and noise

28. The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between:

- 7am to 5pm on Monday to Friday
- 8am to 5pm on Saturday

The principal certifier must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency.

Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.

Note: Any variation to the hours of work requires Council's approval.

Council may permit an extension to the approved hours of work in extenuating or unforeseen circumstances subject to an application and approval by City of Parramatta Council (CoPC) in accordance with the 'After Hours Works for Approved Development Applications Policy' (Policy).

A copy of this Policy and associated application form is available on the CoPC website. A fee will apply to any application made in accordance with this Policy.

The matters of consideration of any extension sought would include, but not be limited to the following aspects and should be detailed in any application made:

- Nature of work to be conducted;
- Reason for after-hours completion;
- Residual effect of work (noise, traffic, parking);
- Demographic of area (residential, industrial);
- Compliance history of subject premises;
- Current hours of operation;
- Mitigating or extenuating circumstance; and
- Impact of works not being completed.

Reason: To protect the amenity of the surrounding area.

Complaints register

29. The applicant must record details of all complaints received during the construction period in an up to date complaints register. The register must record, but not necessarily be limited to:

- (a) The date and time of the complaint;
- (b) The means by which the complaint was made;
- (c) Any personal details of the complainants that were provided, or if no details were provided, a note to that effect;
- (d) Nature of the complaints;
- (e) Any action(s) taken by the applicant in relation to the complaint, including any follow up contact with the complainant; and
- (f) If no action was taken by the applicant in relation to the complaint, the reason(s) why no action was taken.

The complaints register must be made available to Council and/or the Principal Certifying Authority upon request.

Reason: To allow the Principal Certifying Authority/Council to respond to concerns raised by the public.

Construction Noise

30. While building work is being carried out, and where a noise and vibration management plan is approved under this consent, the applicant must ensure that any noise generated from the site is controlled in accordance with the requirements of that plan.

OR

While building work is being carried out and where no noise and vibration management plan is approved under this consent, the applicant is to ensure that any noise caused by demolition, vegetation removal or construction does not exceed an LAeq (15 min) of 5dB(A) above background noise, when measured at any lot boundary of the property where the construction is being carried out.

Reason: To protect the amenity of the neighbourhood.

Survey Report

31. While building work is being carried out, a registered surveyor is to measure and mark the positions of the following and provide them to the principal certifier: -

- (a) All footings/ foundations
- (b) At other stages of construction – any marks that are required by the principal certifier

Reason: To ensure buildings are sited and positioned in the approved location.

Road Occupancy Permit

32. Occupation of any part of the footpath or road at or above (carrying out work, storage of building materials and the like) during construction of the development shall require a Road Occupancy Permit from Council. The applicant is to be required to submit an application for a Road Occupancy Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.

Reason: To ensure proper management of Council assets.

Oversize vehicles using local roads

33. Oversize vehicles using local roads require approval from the National Heavy Vehicle Regulator (NHVR). The applicant is required to submit an application for an Oversize Vehicle Access Permit through NHVR's portal (www.nhvr.gov.au/about-us/nhvr-portal) prior to driving through local roads within the City of Parramatta LGA.

Reason: To ensure maintenance of Council's assets.

No work on public open space

34. The applicant must not enter or undertake any work within any adjoining public parks or reserves without the prior written consent of Council.

Reason: Protection of existing public infrastructure and land and to ensure public safety and proper management of public land.

Uncover Relics/Aboriginal Objects

35. While demolition or building work is being carried out, all such works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The applicant must notify the Heritage Council of NSW in respect of a relic and notify the Secretary of the Department of Planning, Industry and Environment and the Heritage Council of NSW in respect of an Aboriginal object. Building work may recommence at a time confirmed by either the Heritage Council of NSW or the Secretary of the Department of Planning, Industry and Environment.

In this condition:

- "relic" means any deposit, artefact, object or material evidence that:-
 - (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
 - (b) is of State or local heritage significance; and
- "Aboriginal object" means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.

Reason: To ensure the protection of objects of potential significance during works.

Waste Management

36. While building work, demolition or vegetation removal is being carried out, the principal certifier must be satisfied all waste management is undertaken in accordance with the approved waste management plan.

Upon disposal of waste, the applicant is to compile and provide records of the disposal to the principal certifier, detailing the following:

- The contact details of the person(s) who removed the waste
- The waste carrier vehicle registration
- The date and time of waste collection
- A description of the waste (type of waste and estimated quantity) and whether the waste is expected to be reused, recycled or go to landfill
- The address of the disposal location(s) where the waste was taken
- The corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste.

Note: If waste has been removed from the site under an EPA Resource Recovery Order or Exemption, the applicant is to maintain all records in relation to that Order or Exemption and provide the records to the principal certifier and Council.

Reason: To require records to be provided, during construction, documenting that waste is appropriately handled

Existing building retained if damaged cease work

37. Should any part of the existing building which is indicated on the approved plans to be retained be damaged or in any way altered beyond the approved scope of works, all works on site are to cease and written notification to be provided to Council. No work is to resume until the written approval to continue works is obtained from the Council.

Reason: Conservation of listed heritage item and ensure compliance.

Site Protection

38. Significant built elements are to be protected during site preparation and the works from potential damage. Protection systems must ensure significant fabric is not damaged or removed.

Reason: To ensure that significant fabric is not damaged during the works and external decorative pediments and façade elements are to be protected and preserved through the demolition and construction of the new plant area.

PART E – BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE**Occupation Certificate**

39. Occupation or use of the building or part is not permitted until an Occupation Certificate has been issued in accordance with Section 6.9 of the Environmental Planning and Assessment Act 1979.

Reason: To comply with legislative requirements of the Environmental Planning and Assessment Act 1979.

Record of inspections carried out

40. In accordance with Clause 162B of the Environmental Planning and Assessment Regulation 2000, the Principal Certifying Authority responsible for the critical stage inspections must make a record of each inspection as soon as practicable after it has been carried out. The record must include:
- (a) The development application and Construction Certificate number as registered;
 - (b) The address of the property at which the inspection was carried out;
 - (c) The type of inspection;
 - (d) The date on which it was carried out;
 - (e) The name and accreditation number of the certifying authority by whom the inspection was carried out; and
 - (f) Whether or not the inspection was satisfactory in the opinion of the certifying authority who carried it out.

Reason: To comply with statutory requirements.

Repair of Infrastructure

41. Before the issue of an occupation certificate, the applicant must ensure any public infrastructure damaged as a result of the carrying out of building works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) is fully repaired to the written satisfaction of Council, and at no cost to Council.

Note: If the council is not satisfied, the whole or part of the bond submitted will be used to cover the rectification work.

Reason: To ensure any damage to public infrastructure is rectified

PART F – OCCUPATION AND ONGOING USE

Release of Securities/Bonds (DIEP Mandatory Cond)

42. When Council receives an occupation certificate from the principal certifier, the applicant may lodge an application to release the securities held in accordance with council policy.

Council may use part, or all of the securities held to complete the works to its satisfaction if the works do not meet Council's requirements.

Note: A written application to Council's Civil Assets Team is required for the release of a bond and must quote the following:

- (a) Council's Development Application number; and
- (b) Site address.

Note: Council's Civil Assets Team will take up to 21 days from receipt of the request to provide the written advice.

Reason: To allow release of securities and authorise Council to use the security deposit to complete works to its satisfaction.

Graffiti Management

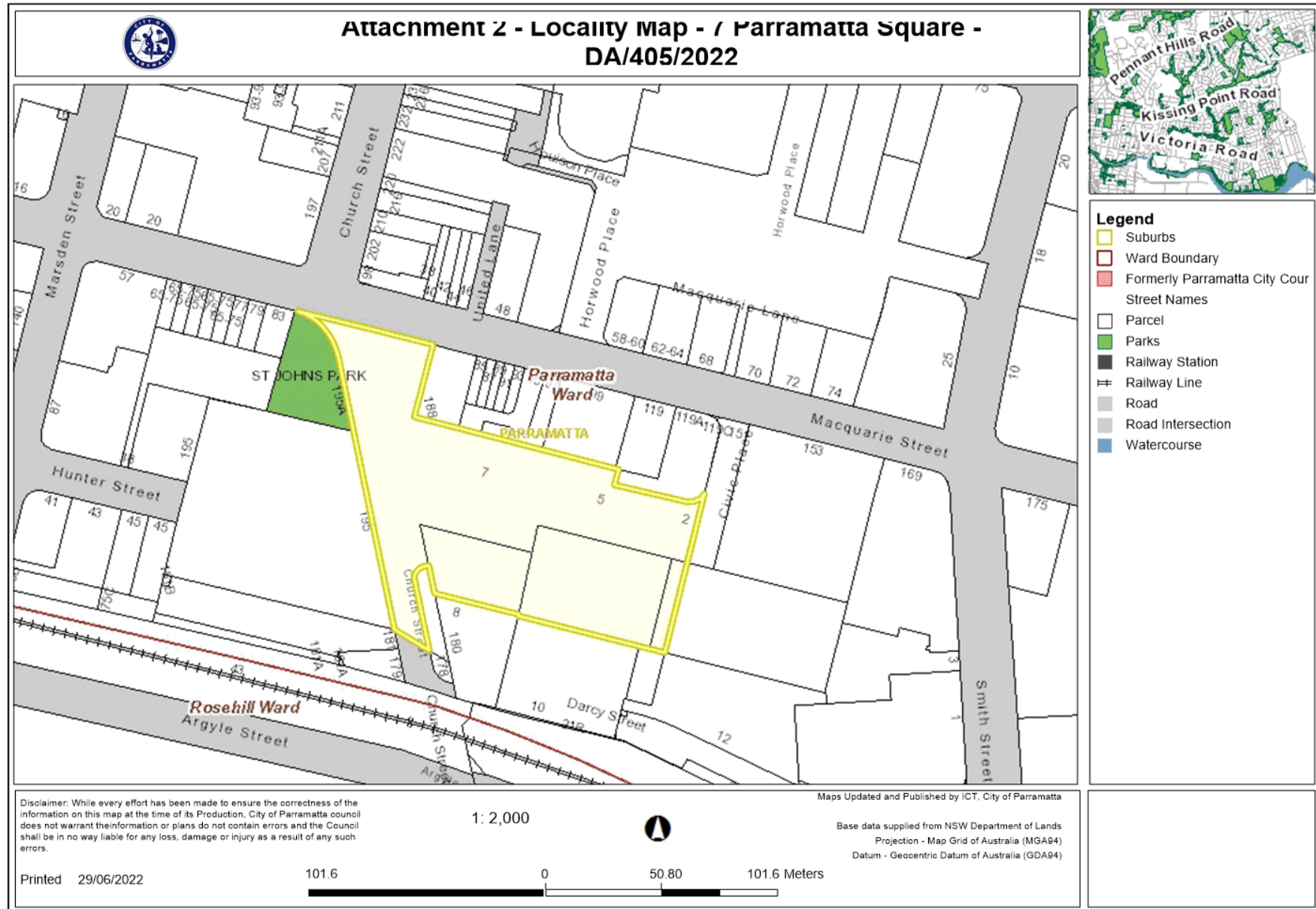
43. The owner/manager of the site/business is responsible for the removal of all graffiti from the building/structures/signage and/or fencing within 48 hours of its application.

Reason: To ensure the removal of graffiti.

Noise from mechanical equipment

44. The proposed use of the premises and the operation of all plant and equipment shall not give rise to an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997.

Reason: To protect the amenity of the area.



7PS

7 PARRAMATTA SQUARE TOWN HALL
DEVELOPMENT APPLICATION 03- 7PS SOUTHERN ROOF PLANT DECK
FOR APPROVAL
07/02/2022



DRAWING REGISTER - DA 03

SHEET NUMBER	SHEET NAME	REVISION	REVISION DATE
AR-DA3-0001	DA3- SOUTHERN ROOF PLANT AREA - COVER SHEET	B	07/02/22
AR-DA3-0010	DA3- SITE PLAN	B	07/02/22
AR-DA3-0020	DA3- SHADOW DIAGRAMS	B	07/02/22
AR-DA3-0050	DA3- SURVEY PLAN	B	07/02/22
AR-DA3-1001	DA3- EXISTING DEMOLITION PLAN	B	07/02/22
AR-DA3-1102	DA3- PROPOSED GALVANEUM ROOF	B	07/02/22
AR-DA3-2000	DA3- EXISTING EXTERIOR ELEVATIONS	B	07/02/22
AR-DA3-2001	DA3- PROPOSED EXTERIOR ELEVATIONS	B	07/02/22
AR-DA3-2200	DA3- PROPOSED ROOF PLANT PLATFORM PLANS	B	07/02/22
AR-DA3-2201	DA3- PROPOSED ROOF PLANT PLATFORM SECTIONS	B	07/02/22
AR-DA3-3000	DA3- PROPOSED PERSPECTIVE VIEWS	A	15/12/21

Grand Mink 11

NOTES

DA-03 DA CONTENTS

- 7PS SOUTHERN ROOF PLANT AREA
- BONDEK SLAB TO REPLACE EXISTING STEEL ROOF
- NEW STEEL FRAME STRUCTURE
- ALUMINIUM BATTEN SCREEN

DA 03

Copyright DesignInc Pty Ltd. All rights reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of DesignInc Pty Ltd.

NO.	DATE	REVISION	BY
1	15/12/21	ISSUE FOR APPROVAL	LP
2	07/02/22	ISSUE FOR APPROVAL	LP

ARCHITECT | **DesignInc**
Lacoste + Stevenson
Manuelle Gautrand Architecture
architects in association

CLIENT | **CITY OF PARRAMATTA** | **Built.**

PROJECT | **PARRAMATTA TOWN HALL - (7PS)**

TITLE | **DA3- SOUTHERN ROOF PLANT AREA - COVER SHEET**

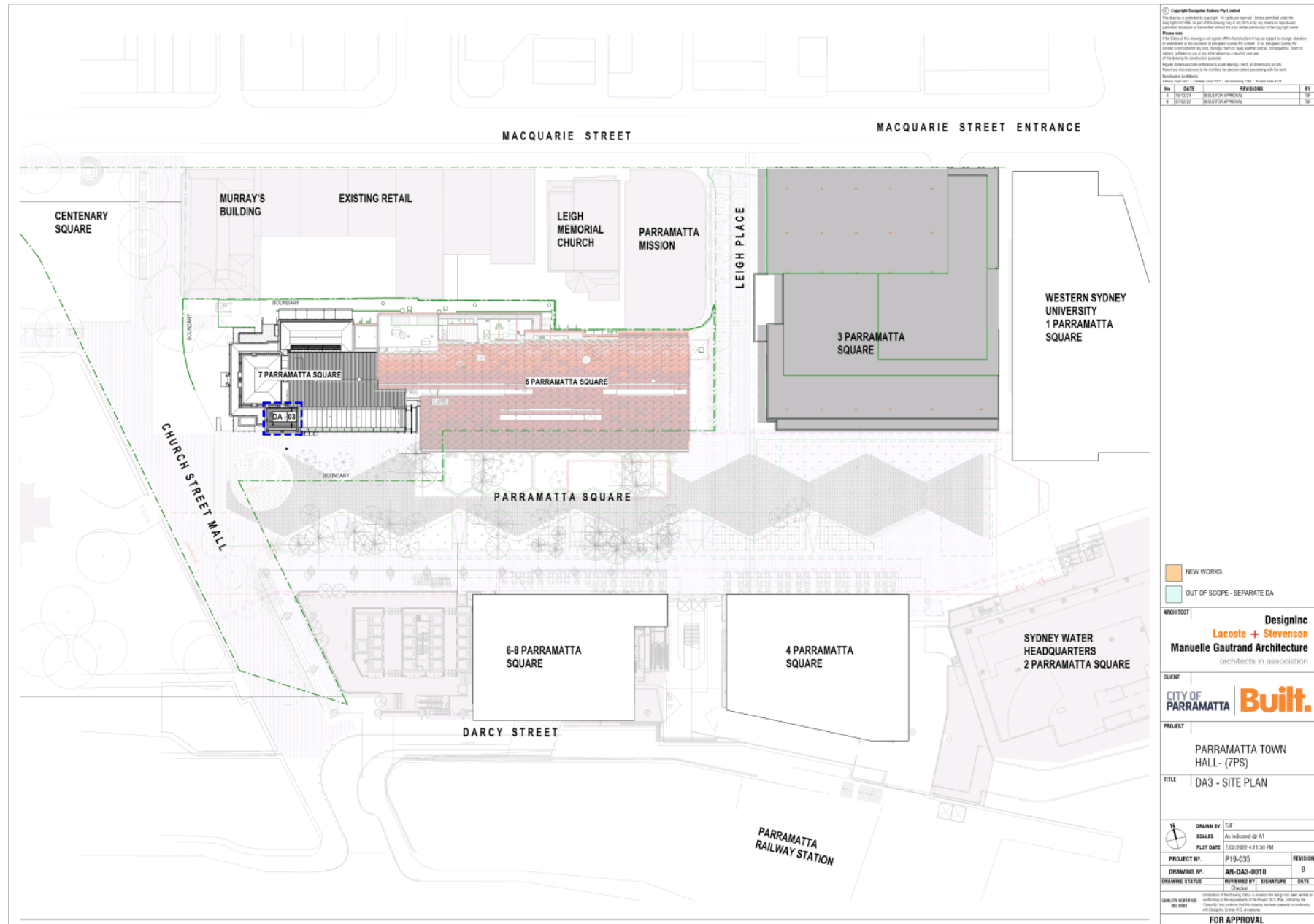
DRAWN BY | T.F.
SCALES | @ A1
PLOT DATE | 7/02/2022 4:11:07 PM

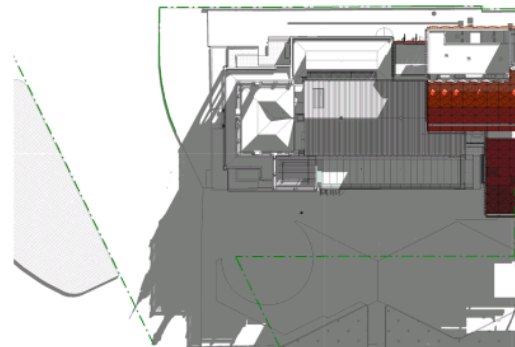
PROJECT NO. | P19-035 | REVISION | B

DRAWING NO. | AR-DA3-0001 | DESIGNED BY | DATE |

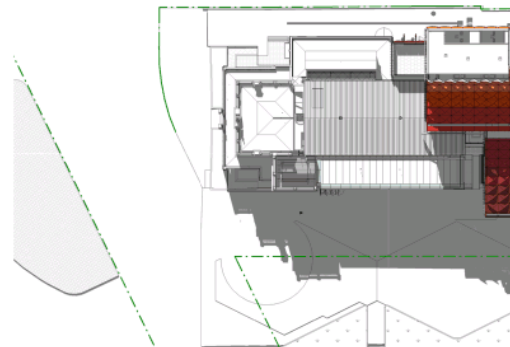
QUALITY CHECKED | 100 0001 | Completion of the Drawing Status is evidence the design has been verified as conforming to the requirements of the relevant code of practice. The Designer's Seal is required for the Drawing to be used for construction.

FOR APPROVAL

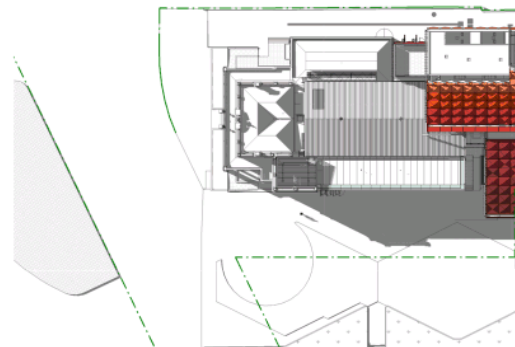




1 SHADOW DIAGRAM 21st Jun 9am
SCALE 1:400



2 SHADOW DIAGRAM 21st Jun 12pm
SCALE 1:400



3 SHADOW DIAGRAM 21st Jun 3pm
SCALE 1:400

Copyright DesignInc Sydney Pty Limited
This drawing is a preliminary design. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of the copyright owner.

Please note:
If the title of this drawing is not signed off by the architect, it may be subject to change, deletion or amendment in accordance with the DesignInc Sydney Pty Limited. The DesignInc Sydney Pty Limited is not liable for any loss, damage, harm or injury whether actual, consequential, direct or indirect, suffered by any other person as a result of its use.

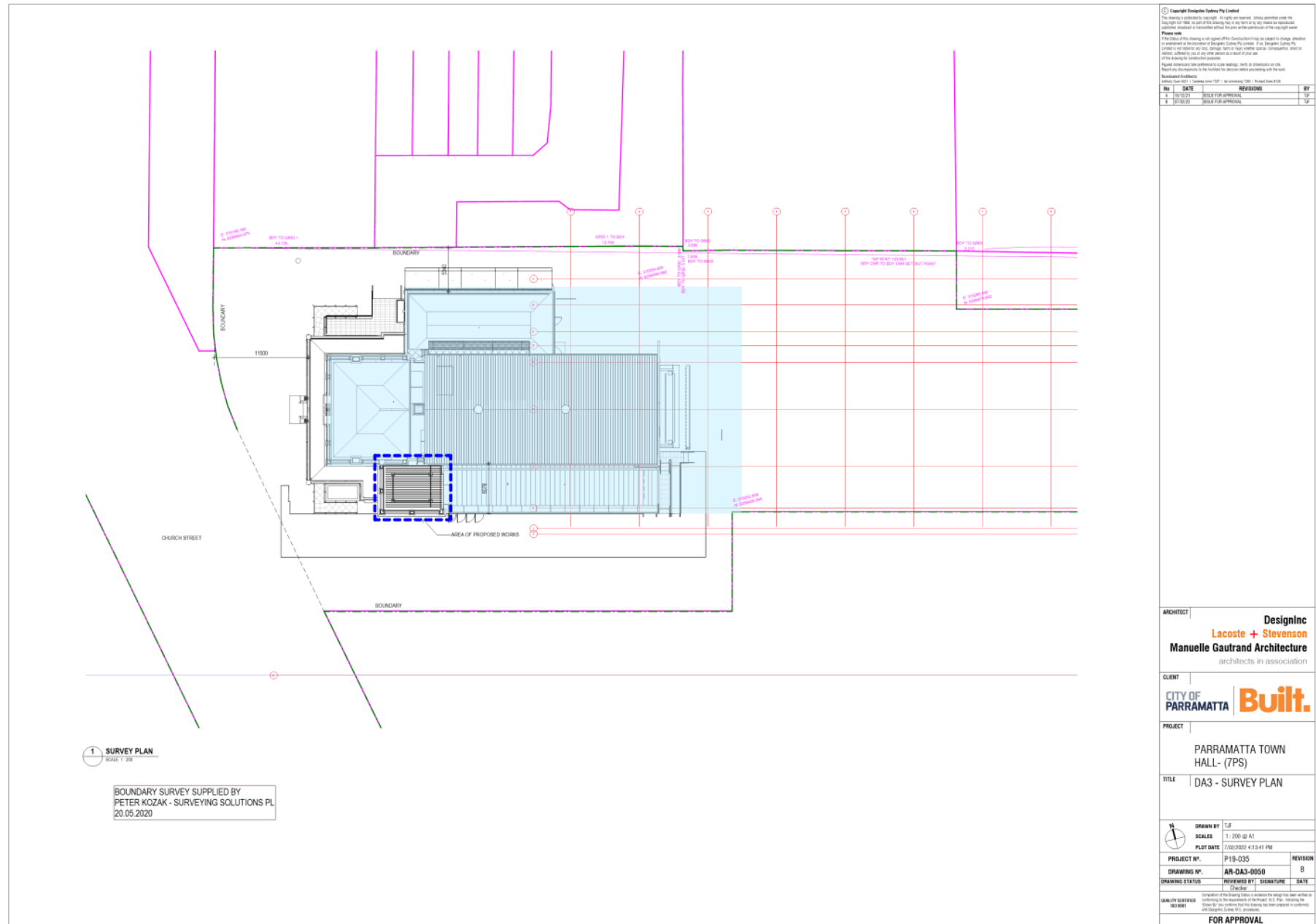
Approved drawings: This drawing is a preliminary design. It is not intended for construction or construction purposes.

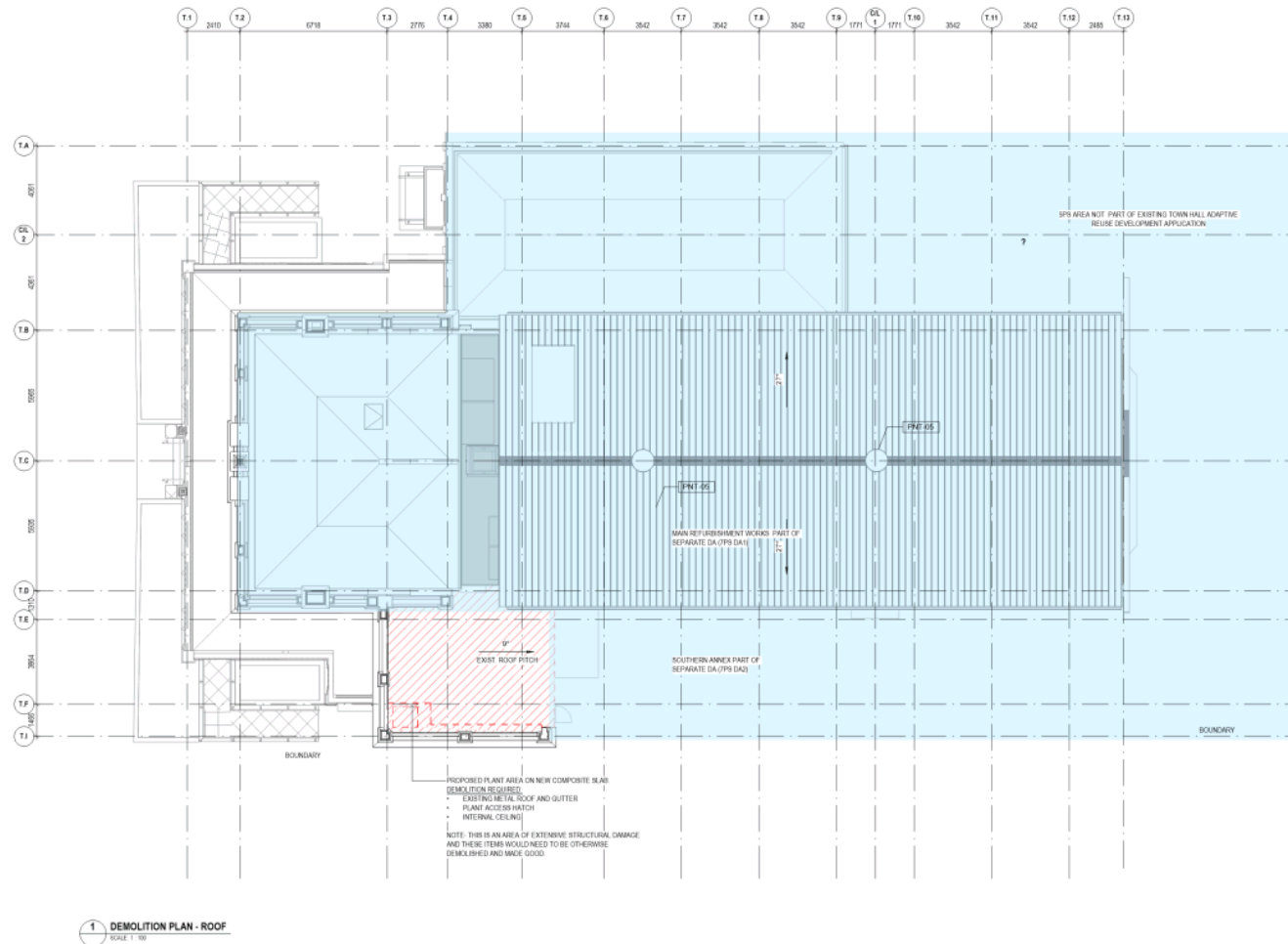
Not for construction: This drawing is not intended for construction or construction purposes. It is not intended for construction or construction purposes.

Not for construction: This drawing is not intended for construction or construction purposes. It is not intended for construction or construction purposes.

No	DATE	REVISION	BY
1	10/10/21	ISSUE FOR APPROVAL	10
2	10/10/21	ISSUE FOR APPROVAL	10

NEW WORKS	
OUT OF SCOPE - SEPARATE DA	
ARCHITECT	DesignInc Lacoste + Stevenson Manuelle Gautrand Architecture architects in association
CLIENT	CITY OF PARRAMATTA Built.
PROJECT	PARRAMATTA TOWN HALL - (7PS)
TITLE	DA3 - SHADOW DIAGRAMS
DRAWN BY	TJF
SCALES	As indicated (Q1 A1)
PLOT DATE	7/10/2022 4:13:37 PM
PROJECT NO.	P19-035
DRAWING NO.	AR-DA3-0020
DRAWING STATUS	1/2/2022
DESIGNED BY	DESIGNED BY
DATE	DATE
QUALITY CHECKED	100 0001
FOR APPROVAL	





Copyright DesignInc Pty Ltd
This drawing is the property of DesignInc Pty Ltd. All rights are reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of DesignInc Pty Ltd.

Notes:
1. If the title of this drawing is not stated on the drawing, it may be subject to change, deletion or amendment without the consent of DesignInc Pty Ltd. The DesignInc Pty Ltd is not liable for any loss, damage, harm or injury resulting from the use of this drawing for construction purposes.
2. All dimensions are given in millimetres unless otherwise stated.
3. All dimensions are given in millimetres unless otherwise stated.
4. All dimensions are given in millimetres unless otherwise stated.
5. All dimensions are given in millimetres unless otherwise stated.
6. All dimensions are given in millimetres unless otherwise stated.
7. All dimensions are given in millimetres unless otherwise stated.
8. All dimensions are given in millimetres unless otherwise stated.
9. All dimensions are given in millimetres unless otherwise stated.
10. All dimensions are given in millimetres unless otherwise stated.

No	DATE	REVISION	BY
1	10/10/21	ISSUE FOR APPROVAL	10
2	10/10/21	ISSUE FOR APPROVAL	10

KEYNOTES	
CODE	MATERIAL FINISH
PNT-05	PANT COLOUR, REFER TO FINISHES SCHEDULE

NEW WORKS
OUT OF SCOPE - SEPARATE DA

ARCHITECT
DesignInc
Lacoste + Stevenson
Manuelle Gautrand Architecture
architects in association

CLIENT
CITY OF PARRAMATTA **Built.**

PROJECT
PARRAMATTA TOWN HALL - (7PS)

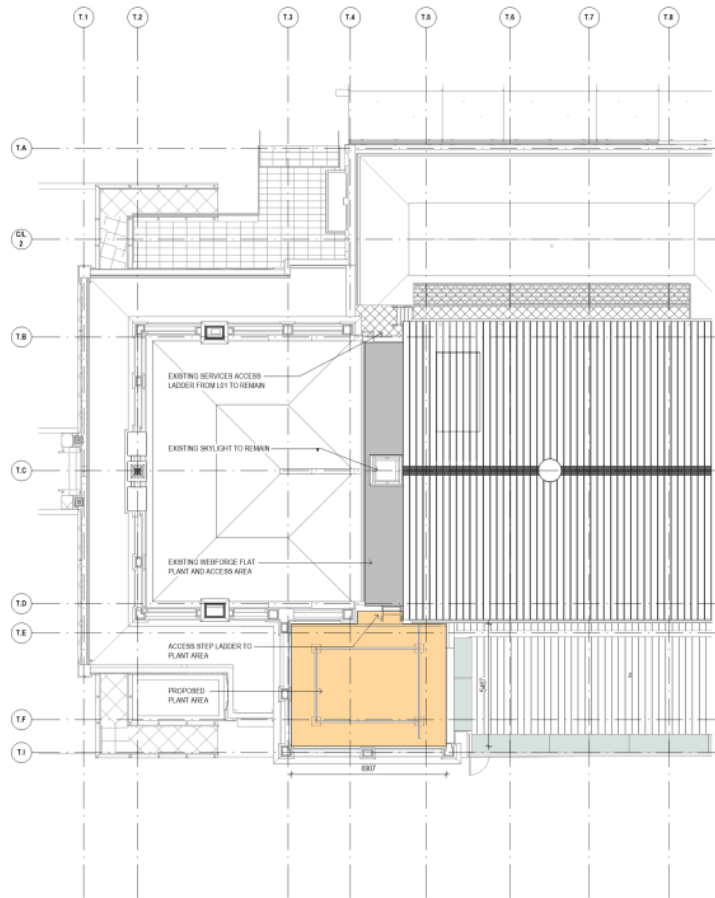
TITLE
DA3 - EXISTING/DEMOLITION PLAN

DRAWN BY T.J.F.
SCALES As indicated (Q1 A1)
PLOT DATE 2/10/2022 4:13:40 PM

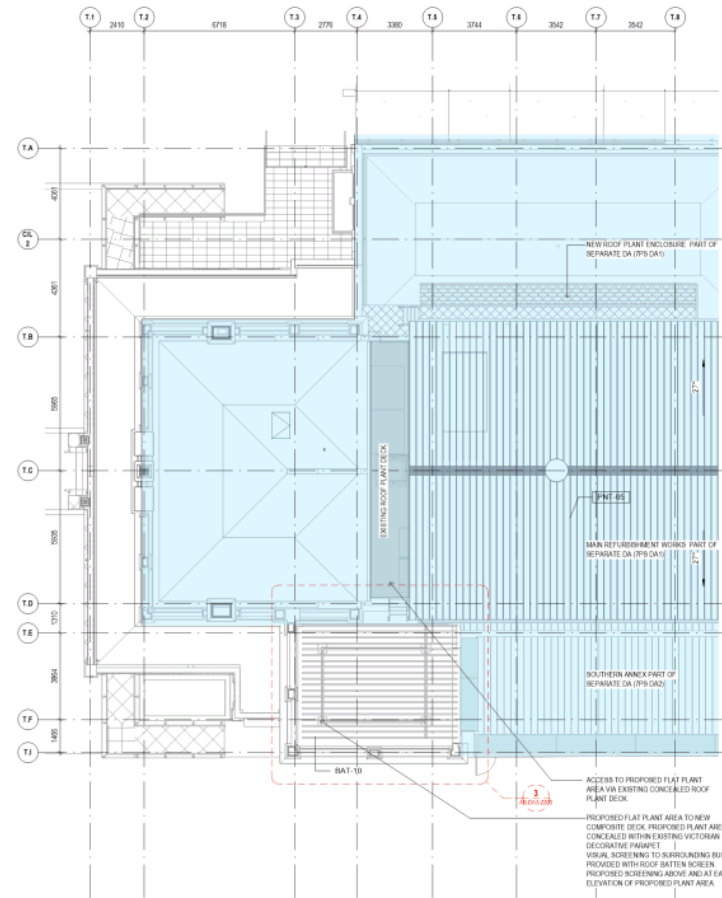
PROJECT NO. P19-035
DRAWING NO. AR-DA3-1001
REVISION 8

DRAWING STATUS **REVIEWED BY** **SIGNATURE** **DATE**
10/10/21

FOR APPROVAL



1 FLOOR PLAN - PLANT DECK ROOF PLAN
SCALE: 1 : 100



2 FLOOR PLAN - PLANT DECK ROOF PLAN
SCALE 1 : 100

Copyright Design/Drawings System Pty. Limited

This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any means be reproduced, stored in a retrieval system or transmitted without the prior written permission of the copyright owner.

Plotted

If the Data of this drawing is not signed off by the Construction Manager, it is subject to change, alteration or amendment of the drawing by the Design/Drawings System Pty. Limited. If the Design/Drawings System Pty. Limited is not liable for any loss, damage, harm or their website access, compensation, direct or indirect, suffered by any one party as a result of the use of the drawing.

Plotted dimensions take preference to scale readings, namely all dimensions on this drawing are to be taken as indicated by the dimension lines and not by the scale.

Revised/Amended

Order	Date	Revised/Amended	By
1	15/12/21	ISSUE FOR APPROVAL	LP
2	01/01/22	ISSUE FOR APPROVAL	LP

KEYNOTES	
CODE	MATERIAL FINISH
PNT-05	PAINT COLOUR. REFER TO FINISHES SCHEDULE

NEW WORKS

OUT OF SCOPE - SEPARATE DA

ARCHITECT

DesignInc
Lacoste + Stevenson
Manuelle Gautrand Architecture
architects in association

CLIENT
CITY OF PARRAMATTA

PROJECT	PARRAMATTA TOWN HALL- (7PS)
---------	--------------------------------

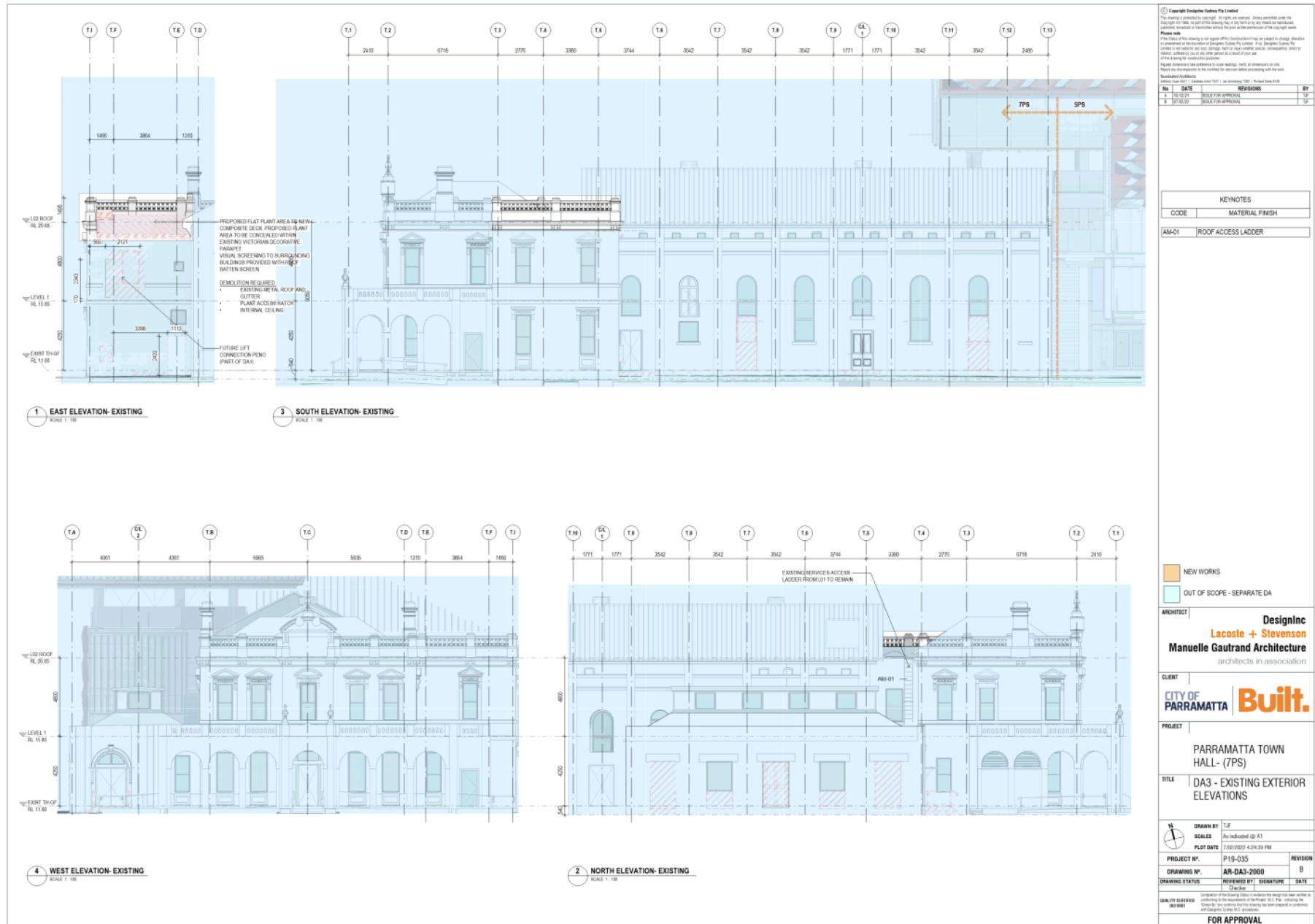
TITLE	DA3 - PROPOSED GA PLAN ROOF
-------	--------------------------------

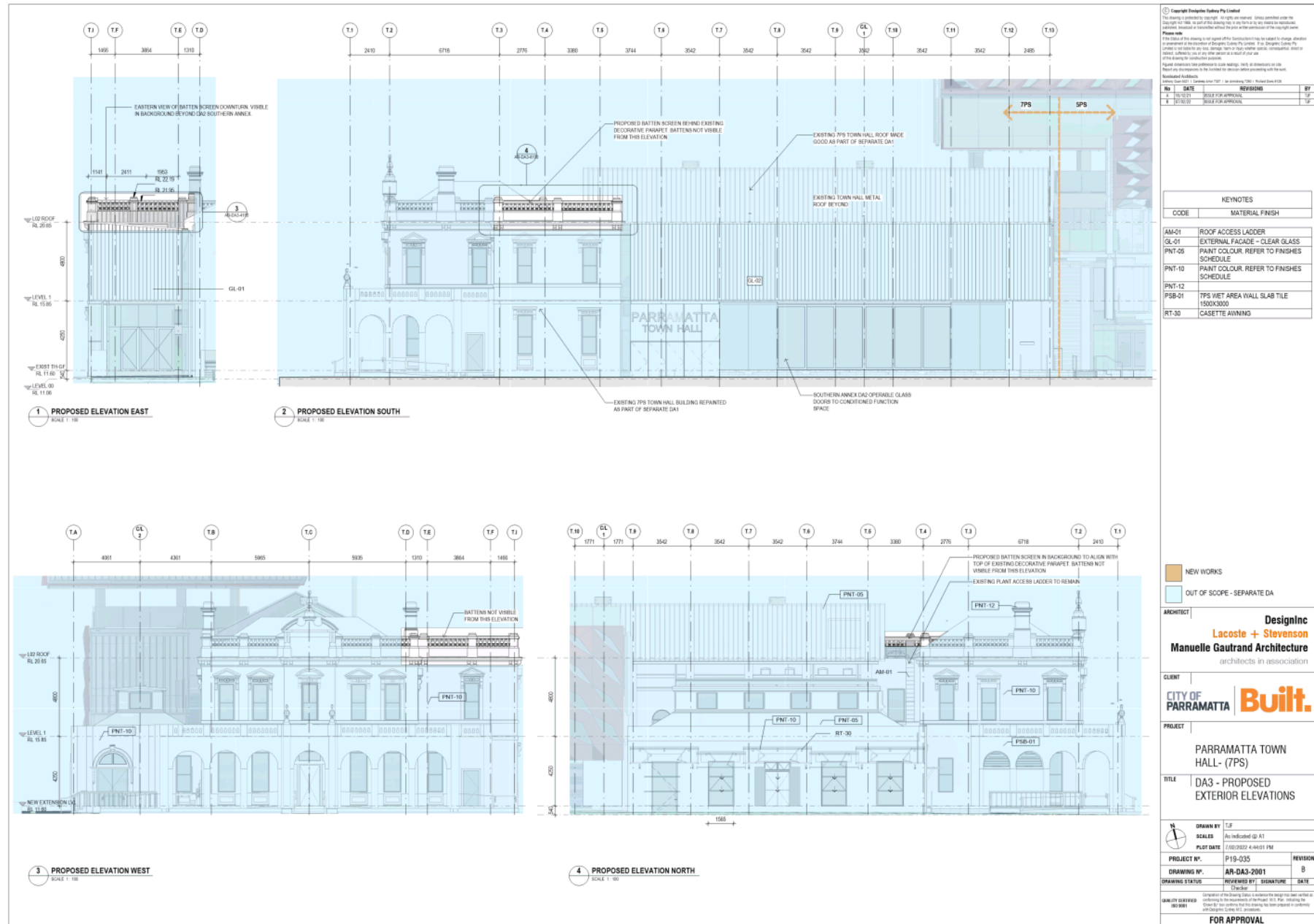
	DRAWN BY	T.JF
	SCALES	As indicated @ A1
	PLOT DATE	7/30/2022 4:14:00 PM

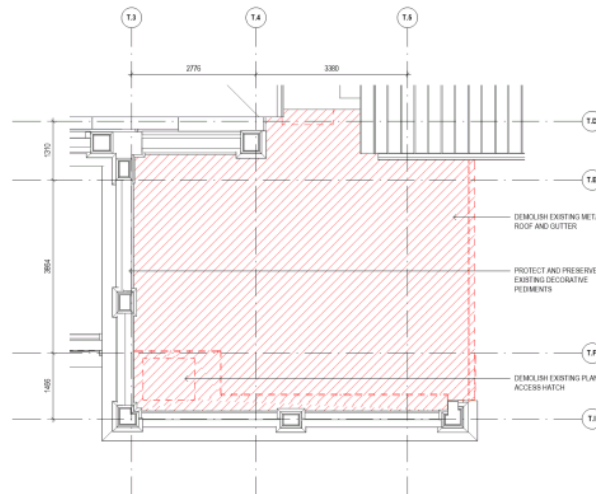
PROJECT Nº.	P19-035	REVISION
DRAWING Nº.	AR-DA3-1102	
CONTRATANTE: S.A. DE INGENIERIA	PROYECTO: RUTA 100	FECHA:

DRAWING STATUS	REVIEWED BY	SIGNATURE	DATE
	Checker		
QUALITY CERTIFIED ISO 9001	Completion of the Drawing Status is evidence the design has been verified as conforming to the requirements of the Project M.C. Plan. Initiating the "Drawn By" box confirms that this drawing has been prepared in conformity with Designing Systems M.C. procedures.		

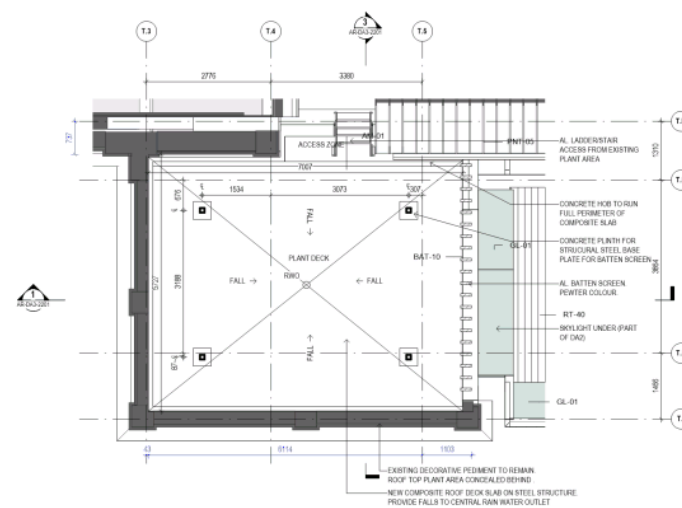
FOR APPROVAL



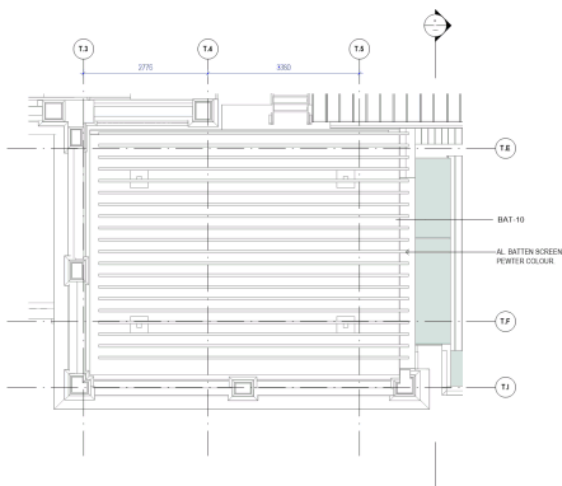




1 **DETAIL DEMOLITION PLAN - SOUTHERN ROOF PLANT AREA**
SCALE: 1"=50'



2 PROPOSED DETAIL PLAN - L02 SOUTH WING PLANT DECK
SCALE: 1"=50'



3 PROPOSED PLAN - SOUTHERN ROOF PLANT AREA
SCALE: 1" = 50'



4 AXO VIEW-PROPOSED SOUTHERN PLANT ROOF DECK
SCALE

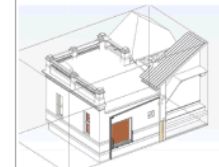
Copyright Designers Sydney Pty Limited
This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any means be reproduced, published, broadcast or transmitted without the prior written permission of the copyright owner.

Please note
If the CDMS of this drawing is not signed off for construction it may be subject to change, alteration or amendment at the discretion of Designing Society Pty Limited. If so, Designing Society Pty Limited is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, suffered by or to any other person as a result of your use of the drawing for construction purposes.

Noted Architect

No	DATE	REVISIONS	BY
A	05/02/21	ISSUE FOR APPROVAL	TA
B	07/02/22	ISSUE FOR APPROVAL	TA

KEYNOTES	
CODE	MATERIAL FINISH
AM-01	ROOF ACCESS LADDER
BAT-10	POWDERCOATED EXTERIOR ALUMINIUM BATTENS
GL-01	EXTERNAL FACADE - CLEAR GLASS
PNT-06	PAINT COLOUR. REFER TO FINISHES SCHEDULE
RT-40	LONGLINE ROOFING SHEET



NEW WORKS

OUT OF SCOPE - SEPARATE DA

ARCHITECT

DesignInc
Lacoste + Stevenson
Manuelle Gautrand Architecture
architects in association

CLIENT | CITY OF PARRAMATTA | **Built.**

PROJECT	PARRAMATTA TOWN HALL- (7PS)
---------	--------------------------------

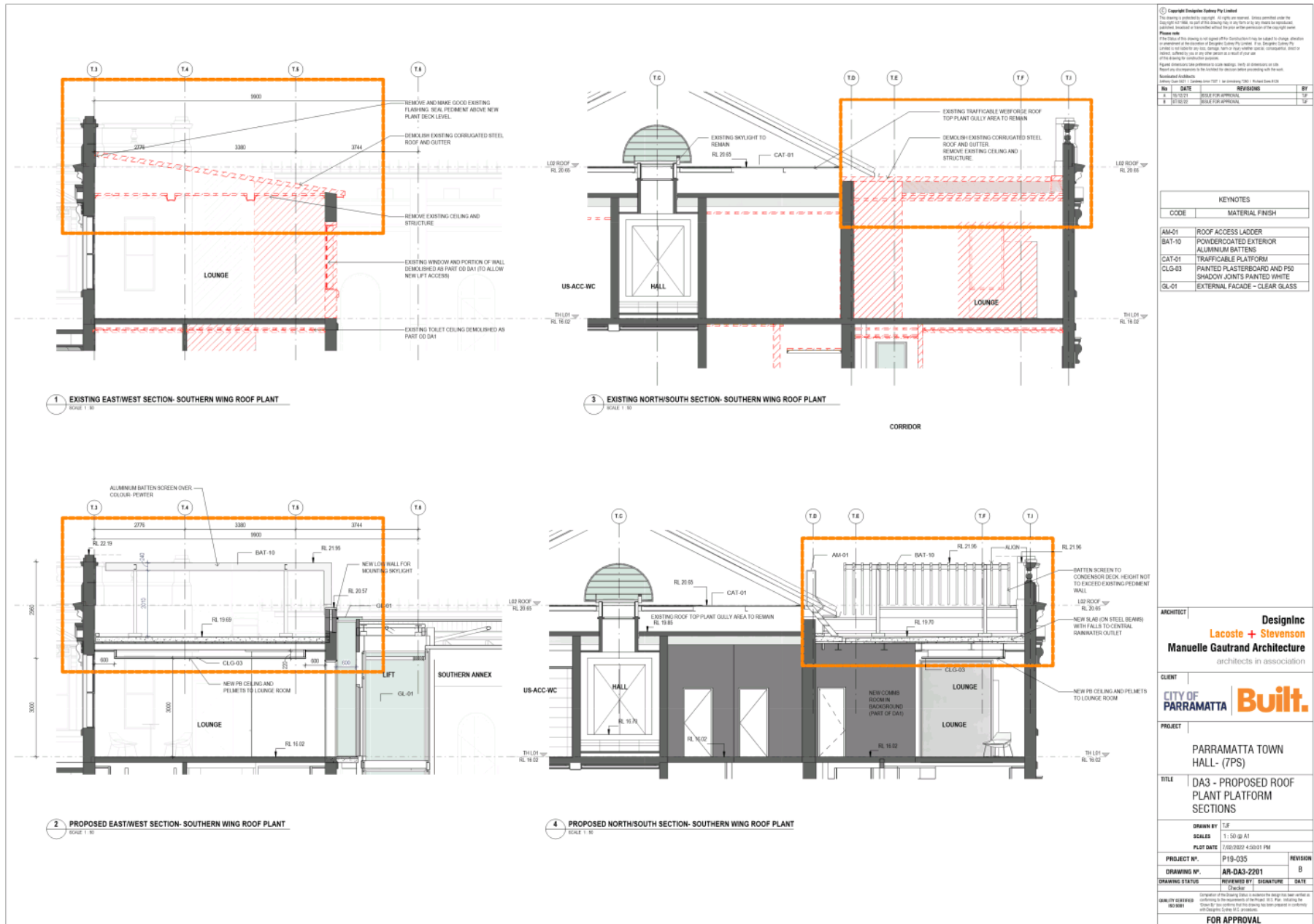
TITLE	DA3 - PROPOSED ROOF PLANT PLATFORM PLANS
-------	---

	DRAWN BY	TJF
	SCALES	As indicated @ A1
	PLT DATE	7/20/2022 4:05:42 PM

PROJECT Nº.	P19-035	REVISION 8
DRAWING Nº.	AR-DA3-2200	

DRAWING STATUS	REVIEWED BY	SIGNATURE	DATE
	Checker		
QUALITY CERTIFIED ISO 9001	Completion of the Drawing Status: is evidence the design has been verified as conforming to the requirements of the Project. U.S. Plan, indicating the "Drawn By" box confirms that the drawing has been prepared in conformity with Geacris Systems M.C. procedures.		

FOR APPROVAL

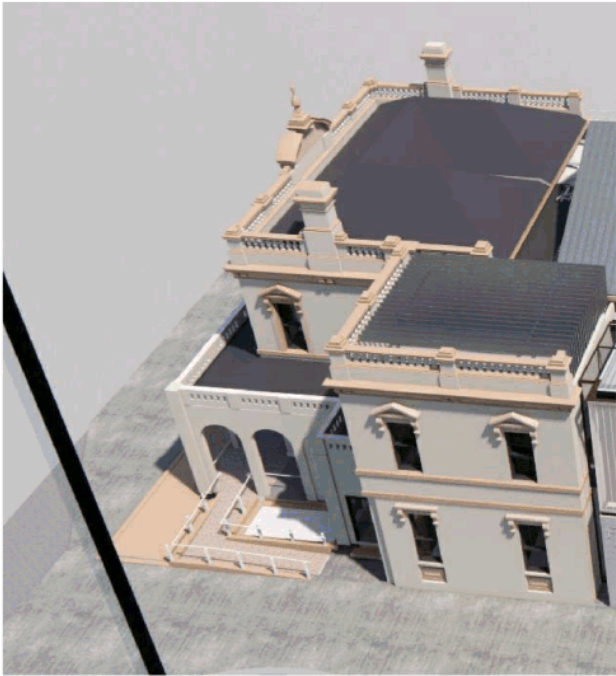




ABOVE- VIEW FROM FRONT OF BUILDING. BLADES ARE NOT VISIBLE FROM THIS PERSPECTIVE.



ABOVE- BIRD'S EYE VIEW FROM PLAZA



ABOVE- VIEW FROM ADJACENT OFFICE BUILDING

© Copyright DesignInc Pty Ltd
This drawing is the property of DesignInc Pty Ltd. All rights are reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of DesignInc Pty Ltd.

Please note:
If the title of this drawing is not shown on the drawing, it may be subject to change, deletion or amendment at the discretion of DesignInc Pty Ltd. The title of this drawing is not valid for any use, including but not limited to, reproduction, distribution, or any other use, without the prior written permission of DesignInc Pty Ltd.

Revised drawings: All drawings are subject to change. Any changes to the drawing must be made in accordance with the revision table below.

No.	DATE	REVISION	BY
1	10/10/21	ISSUE FOR APPROVAL	LP

ARCHITECT
DesignInc
Lacoste + Stevenson
Manuelle Gautrand Architecture
architects in association

CLIENT
CITY OF PARRAMATTA **Built.**

PROJECT
PARRAMATTA TOWN HALL - (7PS)

TITLE
DA3 - PROPOSED PERSPECTIVE VIEWS

DRAWN BY
Author

SCALES
@ A1

PLOT DATE
2/10/2022 4:10:02 PM

PROJECT NO.	REVISION
P19-035	A

DRAWING NO.	REVIEWED BY	SIGNATURE	DATE
AR-DA3-9000			

QUALITY CHECKED
100 0001

Completion of the Drawing Station is evidence the design has been verified as conforming to the requirements of the project. All Plans, including the Cover Sheet, must be signed by the Designer, or a person authorised by the Designer, before the drawing is issued for construction.

FOR APPROVAL

The logo for URBIS, featuring the word "URBIS" in a bold, white, sans-serif font. The letters are contained within a white square frame that is partially open on the right side. The background of the entire page is a vibrant, abstract gradient of colors, transitioning from deep purple and blue at the top to bright orange and yellow at the bottom, with wavy, organic patterns throughout.

URBIS

STATEMENT OF ENVIRONMENTAL EFFECTS

7 Parramatta Square
Rooftop Plant

Prepared for
CITY OF PARRAMATTA COUNCIL
9 May 2022

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Associate Director	Simon Gunasekara
Assistant Planner	Matthew Holt
Project Code	P0019702
Report Number	FINAL

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Pty Ltd
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

urbis.com.au

CONTENTS

Executive Summary	1
1. Introduction	3
2. Site Context	4
2.1. Site Description	4
2.2. Existing Development	5
2.3. Locality Context	5
3. Project History	7
4. Proposed Development	8
4.1. Overview	8
4.2. Demolition and Construction	9
4.3. Rooftop Plant Design	9
4.4. Servicing and Operational Management	10
5. Strategic Context	11
5.1. Greater Sydney Region Plan a Metropolis of Three Cities	11
5.2. Our Greater Sydney 2056: Central City District Plan	11
5.3. Parramatta Local Strategic Planning Statement	12
6. Statutory Context	13
6.1. State Environmental Planning Policy (Planning Systems) 2021	13
6.2. State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	13
6.3. Parramatta Local Environmental Plan 2011	13
6.4. Development Control Plan	16
7. Assessment of Key Issues	19
7.1. Built Form	19
7.2. Heritage Conservation	20
7.3. Building Services	21
8. Section 4.15 Assessment	22
8.1. Environmental Planning Instruments	22
8.2. Draft Environmental Planning Instruments	22
8.3. Development Control Plan	22
8.4. Planning Agreement	22
8.5. Regulations	22
8.6. Likely Impacts of the Proposal	22
8.7. Suitability of the Site	22
8.8. Submissions	23
8.9. Public Interest	23
9. Conclusion	24
Disclaimer	25
 Appendix A Cost Summary Report	
Appendix B Architectural Plans	
Appendix C Design Statement	
Appendix D Heritage Impact Statement	
Appendix E Building Services Statement	

FIGURES

Figure 1 Site Aerial // Town Hall Building (7PS) – outlined in blue.....	4
Figure 2 – Photographs of site and surrounds	5
Figure 3 – Regional Context.....	6
Figure 4 – Proposed Rooftop Plant	8
Figure 5 – Town Hall building with Plant Area.....	9
Figure 6 – Proposed Elevation Plans	10
Figure 7 – Heritage Item Map.....	14
Figure 8 – Integration of Plant into existing Town Hall	19
Figure 9 – Significance of Affected Area	20

PICTURES

Picture 1 Town Hall Building viewed from the west.....	5
Picture 2 Civic Plaza viewed from the south	5
Picture 3 Adjoining retail and commercial building	5
Picture 4 St John's Cathedral viewed from the east.....	5
Picture 5 East Elevation.....	10
Picture 6 South Elevation	10
Picture 7 West Elevation.....	10
Picture 8 North Elevation.....	10
Picture 9 View from front of Town Hall	19
Picture 10 Rooftop Plant \ Town Hall interface.....	19

TABLES

Table 1 – Supporting Documentation	3
Table 2 Site Description.....	4
Table 3 LEP Compliance Table	14
Table 4 DCP Compliance Table	16

EXECUTIVE SUMMARY

This Statement of Environmental Effects (**SEE**) has been prepared on behalf of the City of Parramatta Council (**the applicant**) and in support of a Development Application (**DA**) for a rooftop plant in service of air conditioning at 7 Parramatta Square, Parramatta.

The proposed rooftop plant seeks to ensure the operational requirements of the heritage listed town hall are adequately serviced without impacting the significance of the item. This DA is part of a series of applications to revitalise a key community asset within the Parramatta Square renewal precinct.

Site Description

The site is known as 7 Parramatta Square (7PS) and is legally described as Lot 14 in DP 1255319 and is owned by the City of Parramatta Council. The site currently accommodates the Parramatta Town Hall building (subject of this DA) and the 5 Parramatta Square redevelopment site and has direct frontage to Centenary Square and Parramatta Square.

Development Description

The DA seeks development consent for the following:

- Demolition of the existing metal roof, support structure and ceiling (the ceiling is severely damaged from building movement and water ingress and would otherwise need to be replaced).
- Installation of new steel supported concrete roof slab and ceiling below
- Installation of new batten screening pergola above the condenser deck
- Pewter battens to enclose plant deck and wrap down east face to parapet wall
- Access to new plant deck via existing gully plant area
- A designated rooftop plant area for 7PS

The proposed works have an estimated cost of \$752,587 and development consent is sought in accordance with Part 4 of the EP&A Act.

Planning Context

The proposal has been assessed in accordance with the key planning objectives, priorities and actions outlined within relevant strategic land use and transport planning policies including:

- A Metropolis of Three Cities – the Greater Sydney Region Plan
- Central City District Plan
- Parramatta Local Strategic Planning Statement – City Plan 2036

This SEE also provides a comprehensive assessment of the proposed development in accordance with the following statutory controls and regulatory instruments:

- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- Parramatta Local Environmental Plan 2011
- Parramatta Development Control Plan 2011

Overall, the proposed rooftop plan complies with all the strategic directions and legislative requirements for the site. Specifically, the proposed does not harm or interfere with the heritage value of the Town Hall building as detailed under the Parramatta Local Environmental Plan 2011.

Assessment of key issues

The proposed development has been assessed against all relevant items of Section 4.15 of the EP&A Act. The compelling reasons why a positive assessment and determination of the project should prevail are summarised below:

The SEE demonstrates the proposed development is appropriate for the site and the locality as summarised below

- **The proposal satisfies the applicable planning controls and policies:**

The proposal satisfies the objectives of all relevant planning controls and achieves compliance with both PLEP and PDCP.

- **The proposal will not result in any adverse environmental impacts:**

It has been demonstrated that the proposal will improve the amenity of the existing Parramatta Town Hall building without impacting the heritage value or have any major built form or natural impacts.

- **The proposal will result in positive social and economic impacts:**

The proposal will have no impact on either the social or economic outcomes of the site or surrounds.

- **The proposal is highly suitable for the site:**

The proposal is permitted within the B4 zone, is consistent with the zone objectives and compatible with the existing mixed use town hall building and its surrounds.

- **The proposal is in the public interest:**

The proposal is in the public interest as it will have no negative external or internal impacts while making the building as a whole more useable.

Accordingly, it is submitted that the proposal is in the public interest and should be approved subject to appropriate consent conditions.

1. INTRODUCTION

This SEE has been prepared on behalf of the City of Parramatta (**the applicant**) and in support of a Development Application (**DA**) for the inclusion of rooftop plant space to accommodate air conditioning facilities at 7 Parramatta Square, Parramatta (**7PS**).

The proposal forms part of a suite of DAs for the Parramatta Square precinct development, seeking to revitalise the Parramatta Town Hall building to create a central focal point for civic activity within Parramatta.

Specifically, this project involves the addition of a screened plant area on the rooftop of the Southwest wing of the local heritage item Parramatta Town Hall.

The proposed works have an estimated cost of \$752,587 and development consent is sought in accordance with Part 4 of the EP&A Act. As Council related development with a cost of works under \$5 million, the DA can be assessed and determined under delegation by the City of Parramatta Council.

This SEE is structured as follows:

- **Section 2 – Site Context:** identifies the site and describes the existing development and local and regional context.
- **Section 3 – Project History:** outlines the approvals history and pre-lodgement discussions with key stakeholders.
- **Section 4 – Proposed Development:** provides a detailed description of the proposal
- **Section 5 – Statutory Context:** provides a detailed assessment of the State and local environmental planning instruments and plans relevant to the site and development.
- **Section 6 – Assessment of Key Issues:** identifies the potential impacts arising from the proposal and recommends measures to mitigate, minimise or manage these impacts.
- **Section 7 – Section 4.15 Assessment:** provides an assessment of the proposal against the matters of consideration listed in Section 4.15 of the EP&A Act.
- **Section 8 – Conclusion:** provides an overview of the development assessment outcomes and recommended determination of the DA.

Table 1 – Supporting Documentation

Feature	Description	Reference
Cost Summary Report	Built	Appendix A
Architectural Plans	Manuelle Gautrand Architecture, DesignInc and Lacoste + Stevenson Architects	Appendix B
Design Statement	Manuelle Gautrand Architecture, DesignInc and Lacoste + Stevenson Architects	Appendix C
Heritage Impact Statement	TKD Architects	Appendix D
Building Services Statement	LCI Consultants	Appendix E

2. SITE CONTEXT

2.1. SITE DESCRIPTION

The site is known as 7PS and is legally described as Lot 14 in DP 1255319 and is owned by the City of Parramatta Council. The site comprises a rectangular shaped parcel of land comprising a total site area of 3,875m². The site is presently occupied by a two-storey locally heritage listed Town Hall building (the subject of this DA) to the west, and the 5 Parramatta Square redevelopment site that occupies the south-east part of the site.

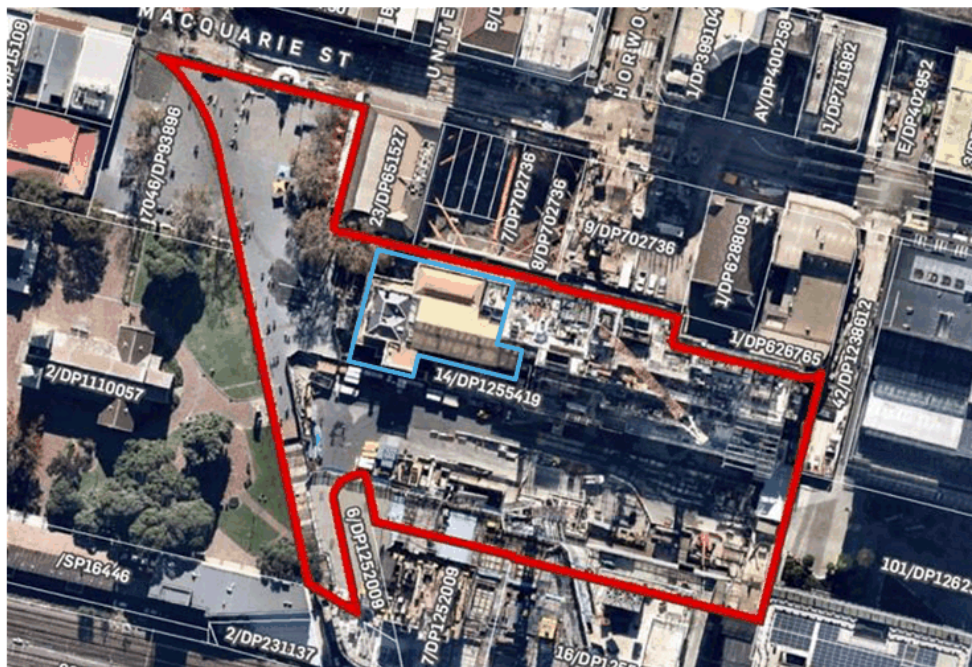
The site is generally flat and has direct frontage to the Church Street civic link and Parramatta Square. The Parramatta Town Hall building does not have direct vehicular access.

The key features of the site are summarised in the following table.

Table 2 Site Description

Feature	Description
Street Address	7 Parramatta Square (also known as 182 Church Street, Parramatta)
Legal Description	Lot 14 in Deposited Plan 1255419
Site Area	3,857m ²
Vehicular Access / Pedestrian Access	Pedestrian access from Church Street civic link. No direct vehicular access available.
Cost of Works (incl. GST)	\$752,587

Figure 1 Site Aerial // Town Hall Building (7PS) – outlined in blue



Source: Near Maps / Urbis

2.2. EXISTING DEVELOPMENT

The site currently accommodates the Parramatta Town Hall building (subject of this DA) and the 5 Parramatta Square redevelopment site.

The Parramatta Town Hall building presents as a two-storey locally listed heritage item. The 5 Parramatta Square development frames the north and eastern parts of the Town Hall building and will integrate with the Town Hall building once constructed.

Majority of the Parramatta Square civic link in contained within the site's allotment and comprises a range of public amenities including seating and shade features, as well as outdoor recreation activities such as chess and table tennis. Six large canopy trees also fall within the allotment. The site also includes the Parramatta Square public domain.

Access to the broader site is available by pedestrians from Macquarie Street in the north and Church Street in the south.

Figure 2 – Photographs of site and surrounds



Picture 1 Town Hall Building viewed from the west



Picture 2 Civic Plaza viewed from the south



Picture 3 Adjoining retail and commercial building



Picture 4 St John's Cathedral viewed from the east

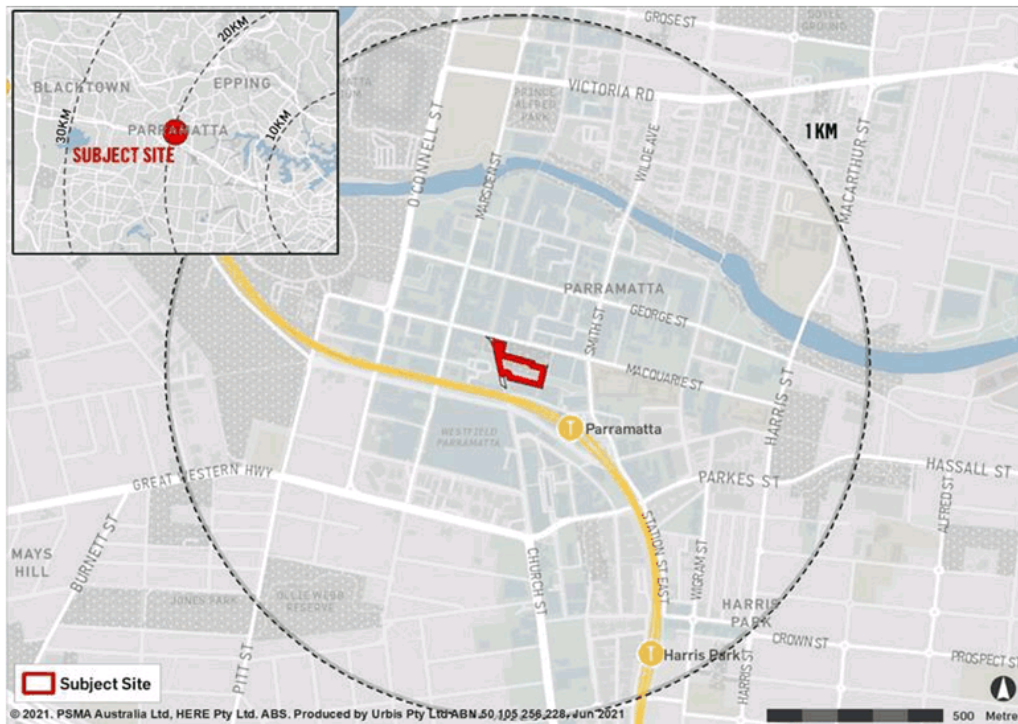
Source: Urbis

2.3. LOCALITY CONTEXT

The site forms part of the three-hectare Parramatta Square urban renewal precinct located at the core of the Parramatta CBD. Parramatta Square will be transformed into a central hub with a substantial new civic space and up to 360,000sqm of mixed-use floor space, supporting social, cultural and economic activity and aligning with strategic aspirations for the Parramatta CBD.

The land to the east of the Parramatta Town Hall previously contained the former Parramatta City Council Chambers building that was demolished in August 2016 (DA/237/2015 – approved 29 June 2016). A development application for a 6-storey mixed use development comprising civic, commercial and retail land uses and public domain improvements was approved on 12 December 2019 by the Sydney Central City Planning Panel (DA-476-2019). Construction works are currently underway.

Figure 3 – Regional Context



Source: Near Maps / Urbis

Majority of the site's surrounds are currently being redeveloped or is subject to applications for redevelopment. The surrounding development includes:

- North: The site is adjoined by a redevelopment site in the north which has been cleared for construction. Beyond the redevelopment site is Macquarie Street which runs east-west between Harris Street and O'Connell Street.
- East: The 5 Parramatta Square redevelopment site comprises the eastern area of the site. Further east is the completed 3 and 4 Parramatta Square development.
- South: Beyond the 5 Parramatta Square redevelopment site is the 6 and 8 Parramatta Square redevelopment site which is currently under construction. Parramatta Station is located further south beneath Parramatta Westfields.
- West: Directly west of the site is the broader civic plaza area and St Johns Cathedral site which is the subject of a Planning Proposal.

The site is highly accessible by public transport, with the Parramatta Train Station and bus interchange within 200m of the site. The Parramatta Light Rail will also provide public transport amenity and is sited at the cross section of Macquarie Street and Church Street. A new future Metro Station will further enhance public transport connections to the site.

Vehicle access to the site is not available, however there is substantial basement car parking within the site's vicinity.

3. PROJECT HISTORY

The following provides a summary of the development of the proposed alterations and additions to the Parramatta Town Hall building.

- On 23 February 2015, Council resolved to progress with the scenario for the new Council facilities to be located on the existing Council Chambers Building site (5PS Site, formerly known as PS4) at 1A Civic Place, Parramatta, incorporating the adaptive re-use of the historic Town Hall building at 182 Church St, Parramatta (the subject development). Further, Council resolved that the Property Development Group progress with further design concepts and options for the new Council facilities including conducting a design competition if necessary, for the further consideration of Council.
- An Architectural Design Competition was convened for the 5PS site in accordance with the NSW Department of Planning & Environment's Director General's Design Excellence Guidelines and the City of Parramatta Council's Design Excellence Competition Guidelines. The Competition Jury unanimously recommended the scheme presented by Manuelle Gautrand Architecture, DesignInc and Lacoste + Stevenson Architects as the winner of the 5 Parramatta Square - Council Facilities Design Competition.

A development application based on the scheme prepared by Manuelle Gautrand Architecture, DesignInc and Lacoste + Stevenson Architects was lodged with Parramatta City Council on 15 August 2019 (DA/476/2019) seeking consent for the scheme. On 8 December 2019, approval was granted by the Central City Planning Panel.

- The design competition and subsequent development application granted consent for partial demolition and alterations to the rear of the Parramatta Town Hall. Of note, the intended fit-out works and alterations and additions to the Town Hall building were not included as part of the application. This was to ensure that the intended works to the local heritage item can be prepared and assessed with the appropriate due diligence.
- There are two additional development applications relating to 7PS, namely:
 - **DA/828/2021:** seeks approval for the refurbishment of internal components of the Parramatta Town Hall building to allow for its adaptive reuse including the change of use of the Jubilee Hall was approved on 21 December 2021.
 - **DA/957/2021:** introduces a new terrace to the south of the proposed auditorium called the "Southern Annexe". This two-storey addition is proposed to connect to the southern façade of the Town Hall building, enhancing the existing heritage value of the Town Hall whilst introducing greater operability of the area through a new function centre amongst other uses. This DA is currently under assessment.
- It is noted that the southwest wing of building subject to this DA, 7PS or the Town Hall building, has broken away slightly from the main building. Maintenance for this breakage have been sought under a separate DA. However, the works proposed, namely a rooftop plant, will occur after these rectification works have occurred to stabilise the building in this location.

4. PROPOSED DEVELOPMENT

4.1. OVERVIEW

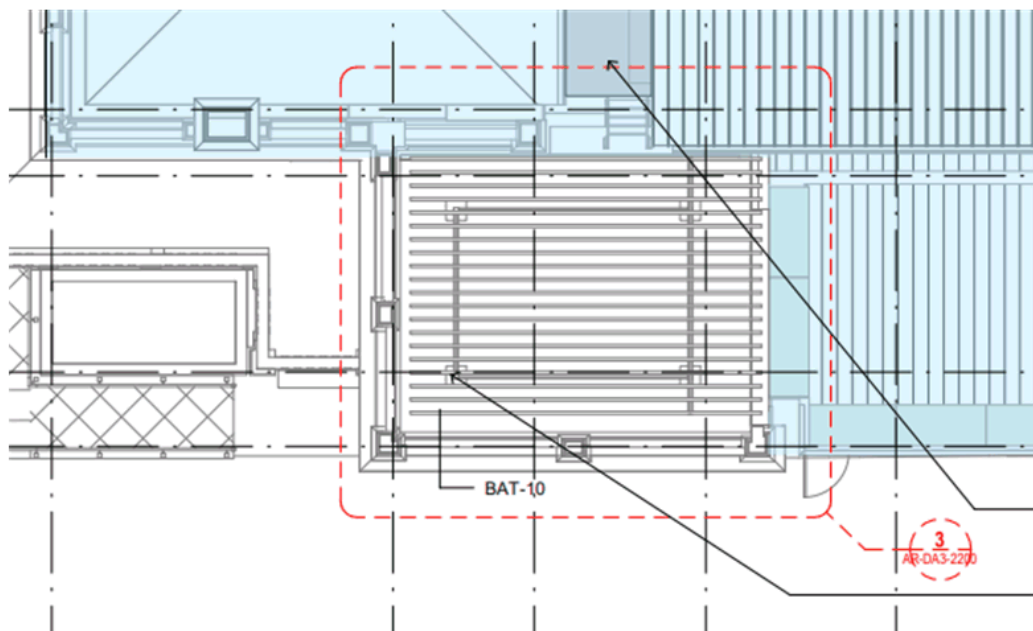
The proposal will involve the addition of a plant area on the rooftop of the Town Hall's southwestern wing. This plant is required to service the buildings upgraded air conditioning facilities and will specifically house the new condenser units to assist with heat expulsion. Such plant facilities require large quantities of air flow and cannot be hidden or placed within an enclosed area. Plan extracts containing the proposed plant area are provided in **Figure 4** and

Figure 5 below. As detailed in the Design Report (See **Appendix C**), the area of the plant will be approx. 45sqm and will include:

- Demolition of the existing corrugated metal roof, support structure and ceiling (the ceiling is severely damaged from building movement and water ingress and would otherwise need to be replaced).
- Installation of new steel supported concrete roof slab and ceiling below.
- Installation of new batten screening pergola above the condenser deck.
- Pewter battens to enclose plant deck and wrap down the east face to parapet wall.
- Access to new plant deck via existing gully plant area.
- Installation of a new screen plant area to service 7PS.

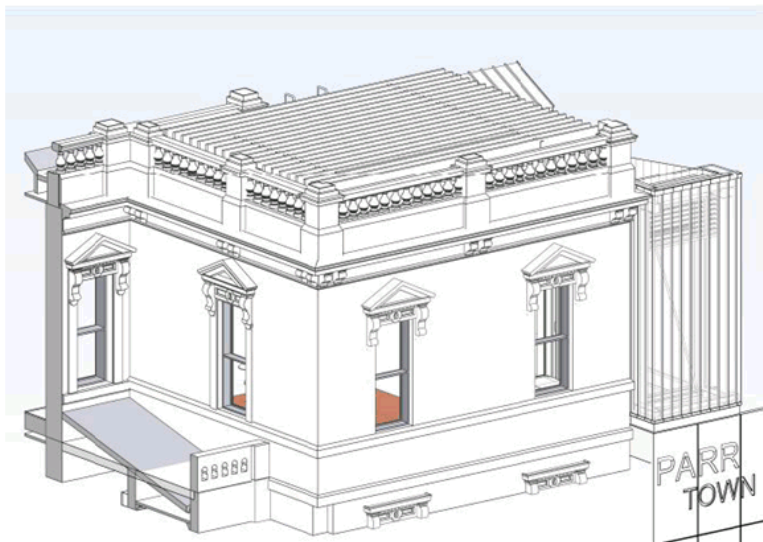
A Quantity Surveyor's certificate is attached as **Appendix A**. A set of architectural drawings is attached as **Appendix B**. A reduced sized extract of the architectural plans is provided below.

Figure 4 – Proposed Rooftop Plant



Source: Manuelle Gautrand Architecture, DesignInc and Lacoste + Stevenson Architects

Figure 5 – Town Hall building with Plant Area



Source: Manuelle Gautrand Architecture, DesignInc and Lacoste + Stevenson Architects

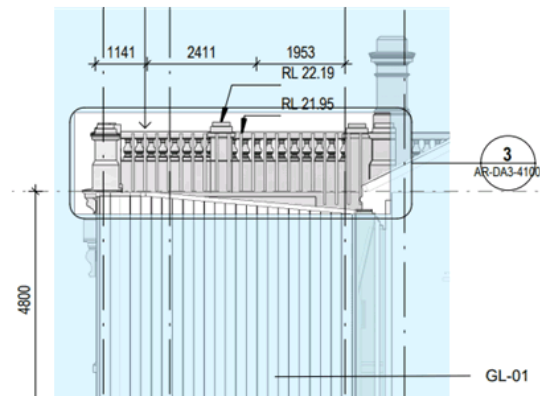
4.2. DEMOLITION AND CONSTRUCTION

Demolition onsite is contained exclusively to the southwestern rooftop area, which will involve removal of the existing metal roof and gutter, existing plant access hatch, and the internal ceiling. Moreover, as seen in the demolition plan, it is noted that the external decorative pediments and façade elements are to be protected and preserved through the demolition and construction of the new plant area. Such demolition of the specified roof elements are necessary beyond the installation of the plant area, as the roof has been severely damaged over time by building moment and water ingress.

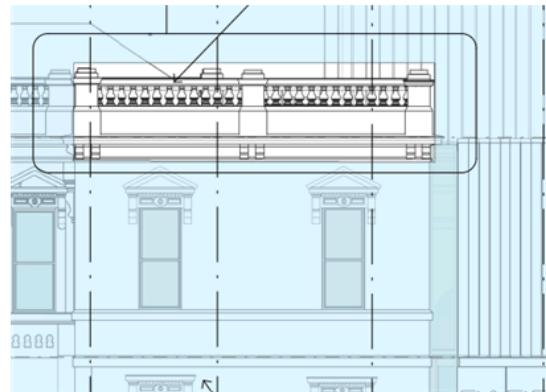
4.3. ROOFTOP PLANT DESIGN

Proposed as air conditioning plant to improve the amenity of the existing and proposed town hall elements, the rooftop plant is located on a new rooftop concrete slab on steel beams with a flat plant area on top. The roof louvre screen will be retained and conserved, being utilised as a screening measure for the proposed plant area. As seen in **Figure 6** below, the proposed plant area will not be visible from any elevation, the louvres effectively screening any visual impact.

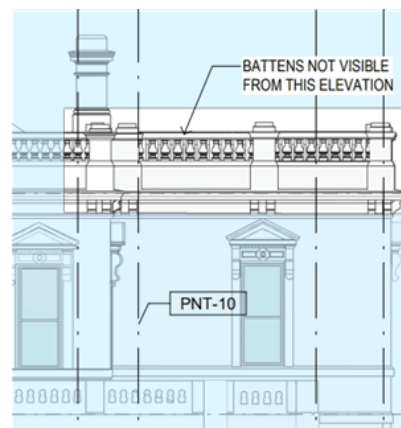
Figure 6 – Proposed Elevation Plans



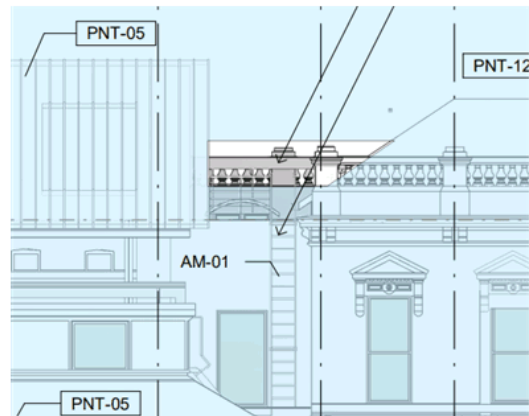
Picture 5 East Elevation



Picture 6 South Elevation



Picture 7 West Elevation



Picture 8 North Elevation

Source: Manuelle Gautrand Architecture, DesignInc and Lacoste + Stevenson Architects

4.4. SERVICING AND OPERATIONAL MANAGEMENT

Due to the minor nature of the proposed works, there are limited services requirements as identified in the Building Services Statement prepared by LCI (**Appendix E**). For access to the proposed plant specifically, emergency lighting will be provided in case night-time access is required.

It is noted that there are no mechanical ventilation requirements given the open nature of the roof plant deck.

5. STRATEGIC CONTEXT

5.1. GREATER SYDNEY REGION PLAN A METROPOLIS OF THREE CITIES

The Greater Sydney Region Plan provides the overarching strategic plan for growth and change in Sydney. It is a 20-year plan with a 40-year vision that seeks to transform Greater Sydney into a metropolis of three cities - the Western Parkland City, Central River City and Eastern Harbour City. It identifies key challenges facing Sydney including increasing the population to eight million by 2056, 817,000 new jobs and a requirement of 725,000 new homes by 2036.

The Plan includes objectives and strategies for infrastructure and collaboration, liveability, productivity and sustainability.

The site is located within the Central River City, an area identified for significant growth and investment in order to increase the productivity of the region and capitalise on its central location. Key initiatives of the Plan for the Central River City include strengthening the Greater Parramatta and Olympic Peninsula (GPOP) Economic Corridor, including the Westmead precinct, advanced services in Camellia, Rydalmere, Silverwater and Auburn, the Sydney Olympic Park lifestyle precinct and the Greater Parramatta metropolitan centre.

The proposed rooftop plant will contribute to the integrated delivery of 5 and 7PS within Parramatta Square, an urban renewal precinct that is of strategic importance to the growth and development of the Greater Parramatta metropolitan centre. This will strengthen Parramatta's metropolitan status as one of the three cities identified within the plan, and will align with the cultural, economic and social objectives of the Region Plan through the delivery of a community-oriented facility that is of a high standard of design and amenity.

5.2. OUR GREATER SYDNEY 2056: CENTRAL CITY DISTRICT PLAN

The Central City District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to implement the objectives of the Greater Sydney Region Plan. The intent of the District Plan is to inform local strategic planning statements and local environmental plans, guiding the planning and support for growth and change across the district.

The Central City District encompasses the LGAs of Blacktown, Cumberland, Parramatta and the Hills. The District will play a vital role as the economic and employment core of Sydney's Central City and is identified for substantial growth to capitalise on its location close to the geographic centre of Greater Sydney.

This growth and economic transformation of the District will be achieved through public and private investment that is contributing to major transport, health and education investments. Specifically, Sydney Metro Northwest will improve the growth prospects for the north west of the District, while the Parramatta Light Rail project will have a transformative impact on the accessibility and mobility within the metropolitan centre. These transport investments will be supported by land use planning activities led by State agencies and Parramatta Council, including the GPOP growth infrastructure compact and Parramatta CBD Planning Proposal.

Projections indicate the District will accommodate 31% of Greater Sydney's total population growth (550,500) over the period from 2016 to 2036.

Identified as the metropolitan centre for the region, Greater Parramatta will accommodate new administrative, business services, judicial and educational jobs with Parramatta Square at its heart. The District Plan makes specific reference to Parramatta Square providing the City of Parramatta's community and civic space and performing an important function as a central place which will bring the community together. Adequate servicing provisions for the proposed extension to the Parramatta Town Hall building and its broader improvements are a critical component of the delivery of Parramatta Square, and will help celebrate the cultural heritage features of Parramatta whilst servicing a community function, with direct connection to key social infrastructure such as the library, exhibition space and community spaces to be contained within 5 Parramatta Square. The proposal is therefore consistent with the vision, priorities and actions for the Central City District.

5.3. PARRAMATTA LOCAL STRATEGIC PLANNING STATEMENT

The Parramatta Local Strategic Planning Statement: City Plan 2036 (**LSPS**) was finalised in March 2020 and guides the strategic direction and planning of the Parramatta LGA over the next 20 years, drawing together the needs of the community and priorities for jobs, homes and infrastructure.

Building off the Central City District Plan, the Parramatta CBD is the core of the Central River City and a primary job, economic, and business centre for the western Sydney region. The LSPS provides planning priorities to support its local needs and objectives around liability, productivity and sustainability.

The LSPS recognises the importance of providing improved cultural and recreation opportunities for those who live, work, and play within the LGA. Of relevance is Planning Priority 9, which seeks to:

'Enhance Parramatta's heritage and cultural assets to maintain its authentic identity and delivery infrastructure to meet community needs'.

The proposed rooftop plant for the Town Hall is considered to be consistent with the LSPS and will promote the continuation of the site's civic function within Parramatta Square.

6. STATUTORY CONTEXT

6.1. STATE ENVIRONMENTAL PLANNING POLICY (PLANNING SYSTEMS) 2021

Schedule 6 of the *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)*, requires development with a capital investment value of more than \$5 million, to be declared regionally significant development if it is Council related development on Council owned land.

Given the proposal does not meet this cost threshold, the application will not be determined by the Sydney Central City Planning Panel. The application will remain a local development application, assessed and determined by the City of Parramatta Council.

6.2. STATE ENVIRONMENTAL PLANNING POLICY (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008

Generally, such ancillary development to an existing development would be considered complying development under the exempt and complying development pathway as outlined in the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP)*. However, as stated in Clause 1.18 (1) (c3) of the Codes SEPP, complying development must:

"Not be carried out on land that comprises, or where there is, a draft heritage item, and..."

Given the site comprises the Parramatta Town Hall local heritage item (See **Section 6.3.3**), such ancillary changes cannot be pursued in the complying development pathway and must seek development approval under the DA process.

6.3. PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2011

Parramatta Local Environmental Plan 2011 (PLEP) is the primary environmental planning instrument applying to the site and the proposed development.

6.3.1. Zoning and Permissibility

The site is zoned B4 Mixed Use in accordance with PLEP. Moreover, the proposed development is an addition to the existing use and is ancillary in accordance with the LEP. Such additions are permitted with development consent in the B4 Mixed Use zone as 'Any other development not specified in item 2 or 4'.

The zone objectives are as outlined below:

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To encourage development that contributes to an active, vibrant and sustainable neighbourhood.
- To create opportunities to improve the public domain and pedestrian links.
- To support the higher order Zone B3 Commercial Core while providing for the daily commercial needs of the locality.
- To protect and enhance the unique qualities and character of special areas within the Parramatta City Centre.

Under these objectives, as the development is considered ancillary to the primary town hall development and provided the existing DAs and developments anticipated for the site, such as the addition to the town hall building will maintain the mixture of land uses, promoting the existing uses through improved internal amenity, creating a vibrant centre for the Parramatta area, and protecting the unique character of the Parramatta City Centre through use of the existing façade to conceal the plant area.

6.3.2. Principle Development Standards

The following table assesses the compliance of the proposed development with other relevant clauses in the LEP.

Table 3 LEP Compliance Table

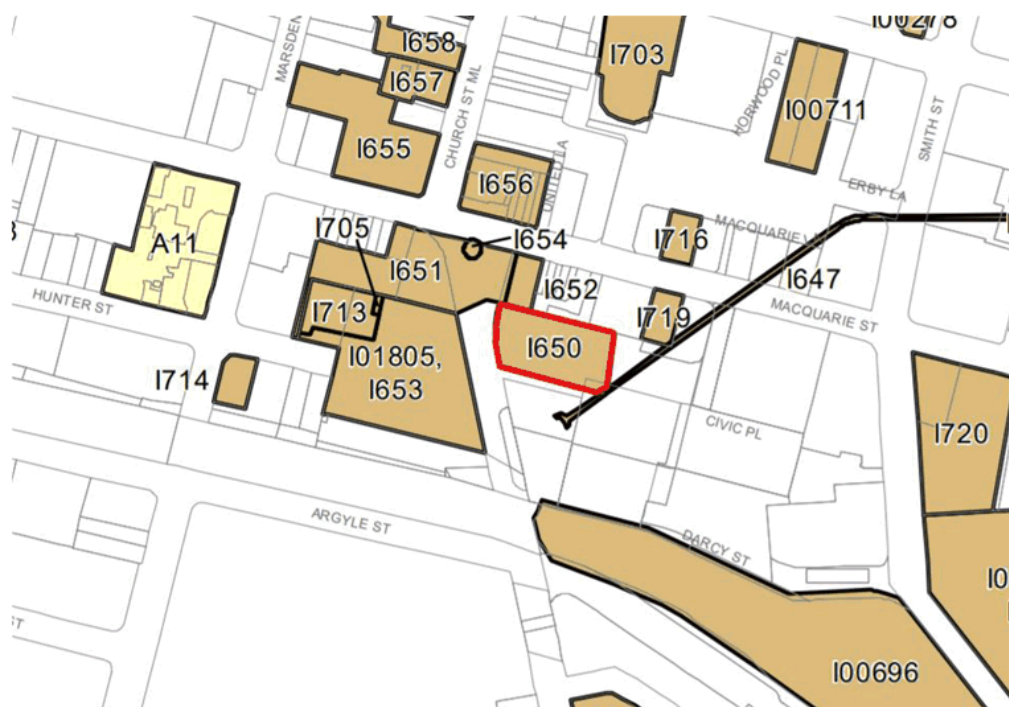
Clause	Provision	Proposed	Complies
Clause 4.3 – Height of Building	200m	No change to building height proposed.	YES
Clause 4.4 – Floor Space Ratio	8:1	No change to floor space ratio proposed.	YES

6.3.3. Miscellaneous Provisions

Clause 5.10 – Heritage Conservation

Clause 5.10 of the PLEP details where consent is required for works involving a heritage item or building, work, relic or tree within a heritage conservation area. Schedule 5 of the LEP identifies the site as a local heritage item known as “Parramatta Town Hall (and potential archaeological site)” (Item 1650). Refer to Figure 7.

Figure 7 – Heritage Item Map



Source: NSW Government

Assessment of the proposed against the objects of Clause 5.10 of PLEP is provided in the Heritage Impact Statement (HIS) at Appendix D. In considering the proposed plant's heritage impact regarding the provisions of PLEP, the proposal will assist the Town Hall in maintaining its contribution to the environmental heritage of Parramatta having no impact on the setting of the building or views from it. Further, there are no excavation works required. In addition, policies from the Conservation Management Plan (CMP) for the Town Hall have been considered and, generally, the proposed works will have no impact on the overall heritage significance of Parramatta Town Hall.

The proposed plant area, through its design and utilisation of the existing façade and louvre elements as screening, will have no impact, visual, overshadowing or otherwise, on the surrounding heritage listed items as highlighted in **Figure 7**.

Clause 5.21 – Flood Planning

Clause 5.21 of Parramatta LEP 2011 aims to ensure development takes into consideration the potential impacts of flood prone land. Flood mapping information obtained from the City of Parramatta (dated 17/08/2021) suggests that the site is subject to 'low risk' flooding and is located within the area from the 1% AEP (1:100) up to the Probable Maximum Flood zones of the Upper Parramatta River.

The proposed development is an ancillary rooftop plant area that will have no impact on possible flood impacts.

6.3.4. Additional Local Provisions

Clause 6.1 – Acid Sulfate Soils

The site is subject to Class 4 and Class 5 Acid Sulfate Soils. Clause 6.1 of Parramatta LEP 2011 requires development consent for "Works within 500m of adjacent Class 1, 2, 3 or 4 land that is below 5m Australian Height Datum by which the water table is likely to be lowered below 1m Australian Height Datum on adjacent Class 1, 2, 3 or 4 land."

With the demolition and construction works proposed, no earthworks or excavation will take place as a result of the proposed rooftop plant area development.

Clause 7.4 – Sun Access

The objective of Clause 7.4 is to protect public open space in Parramatta Square, the Lancer Barracks site and Jubilee Park from overshadowing. Overshadowing of Parramatta Square between 12pm and 2pm is not permitted.

As seen in the shadow diagrams provided at DA3-0020 the proposal will create no additional overshadowing within the control period. This is also identified in the section views and the proposed perspective views in plans AR-DA3-2000, AR-DA3-2001, and AR-DA3-9000, which demonstrate that the proposed plant area is visually screened by the existing louvres and will have no additional shadowing impact on Parramatta Square.

6.4. DEVELOPMENT CONTROL PLAN

Parramatta Development Control Plan 2011 (**PDCP**) provides detailed planning controls relevant to the site and the proposal. An assessment against the relevant controls is provided in the table below.

Table 4 DCP Compliance Table

Clause	Provision	Proposed	Complies
PART 3.5 HERITAGE			
3.5.1 – General	Existing Buildings	Existing Buildings	
	C.4 Retain all buildings and structures that explain the history of the area and contribute to its significance.	C.4 As outlined in the HIS (See Appendix D), the Parramatta Town Hall is retained. Furthermore, the works are relatively minor and will not impact the heritage significance of the site.	YES
	Alterations and Additions	Alterations and Additions	
	C.6 Before any changes are made to a building, consideration should be given to whether making it bigger will ruin its appearance. Additions to small buildings can easily overwhelm them and use up garden space. Garden space is needed for private outdoor living areas. It also keeps the old pattern of development and the setting for each house.	C.6 The proposed alterations and additions to 7PS are for a rooftop plant area only and will not increase the scale or bulk of the heritage item. All changes are screened by louvres and the existing parapet and so will not cause additional visual impact nor ruin its appearance.	YES
	C.7 Any alterations and additions must be consistent with the scale, shape and materials of the existing building so as not to detract from the visual importance of existing historic buildings in the area or the area's visual consistency and amenity. Materials should be the same as the existing house, or otherwise lighter weight materials such as painted timber, fibro, iron or imitation timber cladding.	C.7 All changes to the southwestern wing will be consistent with the scale and shape with of the existing building as a result of the screening works and its design. The visual importance and materiality of the Town Hall local heritage item will not be inhibited by the changes, changes which have been minimised by a sensitive and well-considered design and materiality.	YES
	C.10 Unless otherwise specified in Part 4 of this DCP, additions should not be higher than the ridgeline of the existing building and the existing roof form over the main body of the building should be retained.	C.10 The proposed rooftop plan has been designed to sit below the existing parapet, retaining the existing roof form and architecture.	YES

Clause	Provision	Proposed	Complies
PART 4.3 – PARRAMATTA CITY CENTRE			
4.3.3.1 – Building Form	Site Objectives C.3 Overshadowing is to be minimised within the area outlined in red in Figure 4.3.3.7.3. Individual buildings shall be designed so that no single point of the area outlined in red is in shadow for a period greater than 45 minutes between 12pm-2pm mid-winter.	Site Objectives C.3 As highlighted in the shadow diagrams provided with the architectural package (See Appendix B), the proposed plant area addition has no additional shadowing impact on Parramatta Square	YES
	Building Exteriors C.11 The design of roof plant rooms and lift overruns is to be integrated into the overall architecture of the building.	Building Exteriors C.11 The design of the rooftop plant area is integrated into the overall building architecture through its obscuration by the existing building parapet and proposed louvre screen, demonstrated in	YES
	Sun Access to Public Spaces C.1 All new buildings and additions or alterations to existing buildings are to comply with the following sun access plane control established for the Lancer Barracks site and Jubilee Park, irrespective of the existing height of nearby buildings.	Figure 5. Sun Access to Public Spaces C.1 As emphasised in the shadow diagrams at plan AR-DA3-0020, the proposed development will have no additional overshadowing when compared to the existing shadow cast by the Town Hall's, as such, the proposed will comply with the sun access plane controls.	YES
4.3.3.2 – Mixed Use Buildings	C.9 Facilities for servicing the building, sub-stations, waste collection and the like are to be integrated as part of the building design to minimise the impact on active street frontages.	C.9 All design changes as proposed with this development are contained to the southwestern wing and are screened by the existing heritage building fabric, specifically the parapet. As such, these facilities meant for servicing are properly integrated into the Town Hall building.	YES

Clause	Provision	Proposed	Complies
4.3.3.4 – Views and View Corridors	<p>C.1 Views shown in Figure 4.3.3.4 are to be protected in the planning and design of development.</p> <p>Views north and south along Church Street, including view of ANZ Dome and heritage buildings, St John's Church spires to the south and St Peter's church.</p>	C.1 Provided the concealment of the rooftop plant behind the louvres and existing façade parapet, views to the north and south along Church Street will not be impacted.	YES
4.3.3.7(b) – Parramatta Square	<p>Building Form</p> <p>C.8 All development is to implement:</p> <p>Heritage conservation principles</p> <p>Sustainable development principles particularly in regards to energy and water minimisation, waste minimisation and adapting to the impacts of climate change</p> <p>Safety by design principles, and</p> <p>Equal access to all facilities as required by legislation</p> <p>Public Space Principles</p> <p>Retain as Church Street Mall and Centenary Square as Parramatta's most enduring public space, including landscaping and heritage buildings and monuments</p> <p>Heritage</p> <p>O.7 Ensure future development of the site enhances the heritage qualities of the site.</p>	<p>Building Form</p> <p>C.8 Given the scope of the proposed development, such changes are associated with conservation and adaptive reuse of Parramatta Town Hall and generally reflect the requirements of the CMP as detailed in the HIS at Appendix D. The proposed is also compliant with the requirements of Clause 5.10 in PLEP.</p> <p>Public Space Principles</p> <p>As outlined in the HIS (See Appendix D), the changes proposed with the rooftop plant will not impact Parramatta Town Hall's important contribution to Church Street mall and Centenary Square or the heritage significance of this precinct.</p> <p>Heritage</p> <p>C.7 The proposed development will have a negligible impact on the heritage qualities of the site, having no visual impact and any demolition being undertaken with the utmost care to the existing heritage item (See Error! Reference source not found. and Figure 6).</p>	<p>YES</p> <p>YES</p> <p>YES</p>

Based on the above, it is considered that the proposal complies with the relevant provisions within the DCP.

7. ASSESSMENT OF KEY ISSUES

7.1. BUILT FORM

As part of the continued upgrade and development of the 7PS site, heat ejection equipment is needed to air condition the refurbished Main Hall and Jubilee Hall as well as the proposed Southern Addition. These facilities cannot be hidden or concealed within the building as a large amounts of replenished air flow are required, as highlighted in the Building Services Statement (See **Appendix E**). Therefore, provided this constraint, the resultant design is such that the plant area achieves the necessary operational requirements whilst being sensitive and adaptive to the heritage fabric and value of the Parramatta Town Hall building.

The proposed plant area utilises the existing façade parapet and architectural elements of the Parramatta Town Hall building to produce a design which allows for enough air intake whilst totally concealing the plant from all elevations (See **Figure 6**). The interface of the proposed with the building is highlighted in **Figure 8**, the batten screening remaining lower than the existing parapet elements and keeping the battens obscured from the Parramatta Square public domain. The plant is only visible from surrounding office buildings which given the scale of recent development around the site is inevitable. A well-conceived plant screening system has been design to screen the plant, whilst utilising similar colours to other roof elements on the town hall. This design treatment seeks to integrate the rooftop plant as much as possible with the existing building.

Figure 8 – Integration of Plant into existing Town Hall



Picture 9 View from front of Town Hall



Picture 10 Rooftop Plant \ Town Hall interface

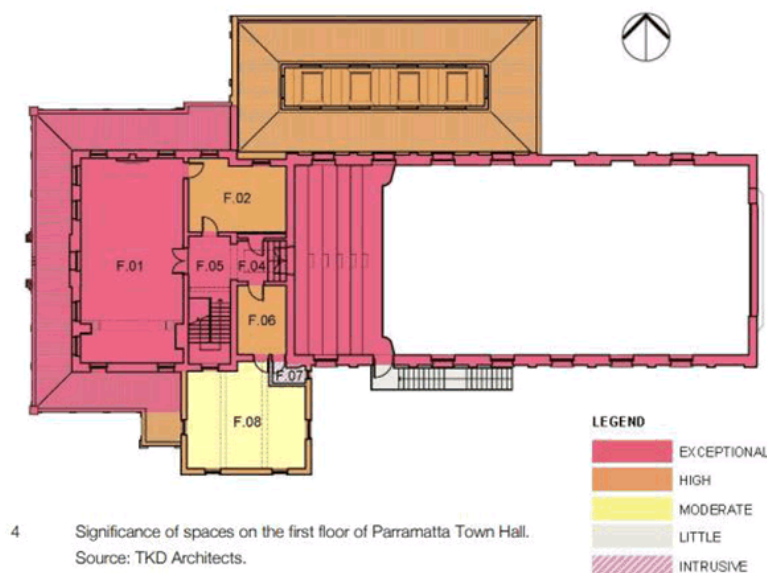
Source: Manuelle Gautrand Architecture, DesignInc and Lacoste + Stevenson Architects

7.2. HERITAGE CONSERVATION

Parramatta Town Hall is listed on the State Heritage Register (SHI database number 2240102) and is of significance for *“historical and aesthetic reasons, as a representative (locally unique) example of its type, and as a local landmark”* as detailed in its database entry. Furthermore, the site is located near eleven (11) other heritage listed items meaning that any additions or alterations to the Town Hall built form should consider its impact on both the site and the surrounding heritage. The HIS prepared by TKD Architects (See **Appendix D**) performs an assessment of the proposed rooftop plant and its potential impacts on the cultural significance of the Parramatta Town Hall building.

Given the plant design outlined above, the only heritage element affected is the roof of the southwestern wing, the proposed rooftop plant has very limited visual impact as it is screened by the existing parapet. This in conjunction with the relatively minor scope of works means that the proposed plant will have no impact on the heritage significance of the building. Considering the building elements being demolished with the proposed plant, namely the existing corrugated metal roof, gutter and access hatch, such an area has been assessed as being of Moderate significance (See **Figure 9**). Such changes will allow for the repair of damaged ceiling elements within this southwestern wing (resultant from building movement and water ingress), reinforcing and reinvigorating this section of the heritage item as a whole.

Figure 9 – Significance of Affected Area



Source: TKD Architects

When considered against the relevant conservation policies of the Parramatta Town Hall CMP, the proposed works will be of little to no impact on the heritage of the Town Hall, continuing to conserve this State listed heritage item. The proposal is able to uphold the policies of the CMP primarily through the aforementioned minor scope and concealment by the parapet of the southwestern wing.

As detailed in the HIS and in **Sections 6.3.3** and **6.4** above, the proposed plant area is completely compliant with the requirements of both PLEP and PDCP. These include compliance with the provisions of Clause 5.10 in PLEP, and both general and specific controls for heritage under PDCP.

Moreover, in the assessment of the proposed against the surrounding heritage items (See **Figure 7**), the HIS states:

“The proposed alterations to Parramatta Town Hall will have no impact on listed heritage items in its vicinity.”

The proposed plant will not impact the external fabric, internal fabric or heritage significance of the Town Hall. The proposal is compliant with the relevant policies and provisions of the Parramatta Town Hall CMP, PLEP, and PDCP and enables the ongoing adaptive reuse of the building. The proposed plant area is appropriate for the development, ensuring the building's amenity and accessibility to the general public is maintained.

7.3. BUILDING SERVICES

A Building Services Statement was prepared by LCI Consultants (See **Appendix E**) regarding the proposed plant to inform about the services and access requirements. The service requirements for the platform include:

- Electrical Services
- Hydraulic Services
- Fire Services
- Security Services

No assessment of mechanical services are required given the plant is external to the building.

The service requirements for the platform itself are limited to lighting and shall be provided in accordance with the relevant Australian Standards (**AS**).

8. SECTION 4.15 ASSESSMENT

The proposed development has been assessed in accordance with the relevant matters for consideration listed in Section 4.15 of the EP&A Act 1979.

8.1. ENVIRONMENTAL PLANNING INSTRUMENTS

The proposed development has been assessed in accordance with the relevant State and local environmental planning instruments in **Section 6.1, 6.2 and 6.3**.

The assessment concludes that the proposal complies with the relevant provisions within the relevant instruments.

8.2. DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No draft environmental planning instruments are relevant to this proposal.

8.3. DEVELOPMENT CONTROL PLAN

Parramatta Development Control Plan 2011 (**PDCP**) provides detailed planning controls relevant to the site and the proposal. An assessment against the relevant controls is provided in **Section 6.4**.

The assessment concludes the proposal complies with the relevant provisions within the DCP.

8.4. PLANNING AGREEMENT

No planning agreements are relevant to this proposal.

8.5. REGULATIONS

This application has been prepared in accordance with the relevant provisions of the Environmental Planning and Assessment Regulations 2000.

8.6. LIKELY IMPACTS OF THE PROPOSAL

The proposed development has been assessed considering the potential environmental, economic and social impacts as outlined below:

- **Natural Environment:** No impacts to the surrounding natural environment or landscaping will result from the proposed.
- **Built Environment:** The proposed rooftop plant will result in the minor demolition and revitalisation of the southwestern wing roof element, repairing previous damage from building movement and water ingress. Through a design which utilises the existing parapet to conceal the plant area from the Parramatta Square public domain as well as being minor in nature all work towards effective minimisation of built form impacts, especially considering the heritage value of the Town Hall. The scheme proposed allows for the effective installation of necessary plant services without jeopardising the design or heritage value of the built form.
- **Social:** The inclusion of the rooftop plant will allow for the proper installation of upgraded air conditioning facilities onsite. Such upgrades will improve the amenity of the site and continue to promote access to the general public, resulting in a positive social impact.
- **Economic:** The proposed development will contribute to the continued adaptive reuse of the Parramatta Town Hall building, revitalising this State heritage icon.

8.7. SUITABILITY OF THE SITE

The site is considered highly suitable for the proposed development for the following reasons:

- The proposed development is permissible and compliant with all objectives of the B4 Mixed Use zone.
- The proposed development complies with all policies and controls of the PLEP, PDCP and Parramatta Town Hall CMP.

- Provided its design and location, the plant area will have a minimal impact on built form and the massing of the Parramatta Town Hall.

8.8. SUBMISSIONS

It is acknowledged that submissions arising from the public notification of this application will need to be assessed by Council.

8.9. PUBLIC INTEREST

The proposed development is considered in the public interest for the following reasons:

- The proposal is consistent with relevant State and local strategic plans and complies with the relevant State and local planning controls.
- No adverse environmental, social or economic impacts will result from the proposal.

The proposal will provide increased amenity to the interior of the town hall building through improved air conditioning and serviceability at no cost to the heritage value nor visual impact or bulk of the building.

9. CONCLUSION

The proposed rooftop plant area has been assessed in accordance with section 4.15 of the EP&A Act and is considered appropriate for the site and the locality:

- **The proposal satisfies the applicable planning controls and policies:** the proposal satisfies the objectives of all relevant planning controls and achieves compliance with both PLEP and PDCP.
- **The proposal will not result in any adverse environmental impacts:** it has been demonstrated that the proposal will improve the amenity of the existing Parramatta Town Hall building without impacting the heritage value or have any major built form or natural impacts.
- **The proposal will result in positive social and economic impacts:** the proposal will have no impact on either the social or economic outcomes of the site or surrounds.
- **The proposal is highly suitable for the site:** the proposal is permitted within the B4 zone, is consistent with the zone objectives and compatible with the existing mixed use town hall building and its surrounds.
- **The proposal is in the public interest:** the proposal is in the public interest as it will have no negative external or internal impacts while making the building as a whole more useable.

Having considered all relevant matters, we conclude that the proposed development is appropriate for the site and approval is recommended, subject to appropriate conditions of consent.

DISCLAIMER

This report is dated 9 May 2022 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of City of Parramatta Council (**Instructing Party**) for the purpose of Statement of Environmental Effects (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.



URBIS.COM.AU

DEVELOPMENT APPLICATION

ITEM NUMBER	5.5
SUBJECT	OUTSIDE PUBLIC MEETING: 12-12A Grand Avenue, ROSEHILL (Lot 5 DP 549358, Lot 3 DP 542208 & Lot 1 DP 845322)
DESCRIPTION	Section 4.55(2) Modification to DA/671/2020 for a boundary adjustment of 12-12A Grand Avenue which includes Council owned land (Lot 1 DP 845322) then the dedication of a portion of land to Council. Following land dedication, the further subdivision of the remnant land into 2 lots with Proposed Lot 51A to contain the existing bitumen and emulsion facility. Modifications include changes to the lot boundaries and sizes.
REFERENCE	DA/671/2020/A - D08575855
APPLICANT/S	GHD Pty Ltd
OWNERS	Road Holding Australia Pty Ltd & City of Parramatta Council
REPORT OF	Group Manager Development and Traffic Services
RECOMMENDED	Approval

DATE OF REPORT 19 JULY 2022**REASON FOR REFERRAL TO LPP**

The application is referred to the Parramatta Local Planning Panel as the proposal involves land owned by Council.

EXECUTIVE SUMMARY

This is a summary of the full assessment of the application as outlined in Attachment 1, the Section 4.55 Assessment Report.

The Site

The subject site is known as 12-12A Grand Avenue, Rosehill. The site comprises three (3) lots and has a legal description of Lot 5 DP 549358, Lot 3 DP 542208 and Lot 1 DP 845322. The lot owned by Council (Lot 1 DP 845322) is currently landlocked between the two properties owned by Real Holdings Australia (Lot 3 DP 542208 and Lot 5 DP 549358). The site has a combined site area of 52,625m². The subject site is currently occupied by a heavy industrial facility which comprises Polymer-Modified Bitumen, Emulsion Facility and a road sealant workshop. The site also contains numerous structures and buildings supporting the abovementioned uses.

The site is located within an established industrial area characterised by heavy industry and located within the Camellia Industrial Precinct. The precinct is bound by Parramatta River to the north, James Ruse Drive to the west, the Western Motorway to the south and Duck River to the east.

The Proposal

Consent is sought to modify the approved boundary adjustment of 12-12A Grand Avenue which includes Council owned land (Lot 1 DP 845322) then the dedication of a portion of land to Council. Following land dedication, the further subdivision of the

remnant land into 2 lots with Proposed Lot 51A to contain the existing bitumen and emulsion facility (DA/671/2020). No changes are proposed to the Council lot approved under DA/671/2020.

The modification application was referred to Council's Catchment and Development Engineer who raised no objections to the modified proposal.

The modification application was notified in accordance with Council's notification policy. No submissions were received in relation to this application.

The proposal complies with the relevant State Environmental Planning Policies, Parramatta Local Environmental Plan 2011 and Parramatta Development Control Plan 2011.

After consideration of the development against Section 4.55 and Section 4.15 of the Environmental Planning and Assessment Act 1979, and the relevant statutory and policy provisions, the proposal *is* suitable for the site and *is* in the public interest. Therefore, it is recommended that the application be approved subject to the imposition of appropriate conditions.

RECOMMENDATION

That the Parramatta Local Planning Panel as the consent authority, **modify development consent** DA/671/2020 for a boundary adjustment of 12-12A Grand Avenue which includes Council owned land (Lot 1 DP 845322) then the dedication of a portion of land to Council. Following land dedication, the further subdivision of the remnant land into 2 lots with Proposed Lot 51A to contain the existing bitumen and emulsion facility to include modifications comprising changes to the lot boundaries and sizes on land at 12 & 12A Grand Avenue, Rosehill as shown on the plans submitted with the modification of determination, for a period of five (5) years from the date on the **original** Notice of Determination subject to the following modifications:

Modify Condition No. 1 in the following way:

1. The subdivision is to be generally in accordance with the following plans, endorsed with Council's Stamp, but subject to the conditions listed below:

Drawing No.	Prepared By	Dated
DWG No: 12534512-G002 Revision A	GHD	Plotted 7 July 2020
Proposed subdivision plan Revision S3, Project No. 12534812	GHD	Plotted 8 April 2022

Specialist Reports

Document(s)	Prepared By	Dated
Statement of Environmental Effects	GHD	September 2020
Summary of Environmental Condition	Consara Contaminated Sites	26 March 2021
Section 4.55 Modification to Development Consent No	GHD	November 2021

DA/671/2020, Issue S3, Revision 0		
-----------------------------------	--	--

Reason: To ensure the work is carried out in accordance with the approved plans.

2. All other conditions of DA/671/2020 remain unmodified.









REASONS FOR APPROVAL

1. The development is permissible in the IN3 Heavy Industrial zone and satisfies the requirements of all of the applicable planning controls.
2. The development will be compatible with the emerging and planned future character of the area.
3. The proposal will facilitate the orderly and economic use of land.
4. For the reasons given above, approval of the application is in the public interest.

Ashleigh Kizana

Senior Development Assessment Officer

ATTACHMENTS:

- | | | | |
|---|---|----------------------------------|---------|
| 1 |   | Assessment Report | 9 Pages |
| 2 |   | Locality Map | 1 Page |
| 3 |   | Plans used during assessment | 2 Pages |
| 4 |   | Approved plans under DA/671/2020 | 2 Pages |

REFERENCE MATERIAL



Parramatta City Council

File No: DA/671/2020/A

**ASSESSMENT REPORT
MODIFICATION OF CONSENTS
Environmental Planning & Assessment Act 1979**

SUMMARY**APPLICATION DETAILS**

DA No:	DA/671/2020/A
Property:	Lot 5 DP 549358 & Lot 3 DP 542208, Lot 1 DP 845322 (Closed Road), 12-12A Grand Avenue, ROSEHILL NSW 2142
Proposal:	Section 4.55(2) Modification to DA/671/2020 for a boundary adjustment of 12-12A Grand Avenue which includes Council owned land (Lot 1 DP 845322) then the dedication of a portion of land to Council. Following land dedication, the further subdivision of the remnant land into 2 lots with Proposed Lot 51A to contain the existing bitumen and emulsion facility. The site is identified as a Local Heritage Item (Item number I6) pursuant to Parramatta LEP 2011. Modifications include changes to the lot boundaries and sizes.
Date of receipt:	2 March 2022
Applicant:	GHD PTY LTD
Owner:	Road Holding Australia Pty Ltd & City of Parramatta Council
Property owned by a Council employee or Councillor:	The site is not known to be owned by a Council employee or Councillor.
Political donations/gifts disclosed:	None disclosed on the application form.
Submissions received:	No submissions
Conciliation Conference Held:	No
Prelodgement Meeting Held:	No
Recommendation:	Approval
Assessment Officer:	Ashleigh Kizana

LEGISLATIVE REQUIREMENTS

List of relevant provisions under section 4.15(1)(a) of the Environmental Planning and Assessment Act 1979	<ul style="list-style-type: none"> • SEPP (Resilience and Hazards) 2021 • SEPP (Biodiversity and Conservation) 2021 (Sydney Harbour Catchment) • SEPP (Transport and Infrastructure) 2021 (Infrastructure) • SEPP (Biodiversity and Conservation) 2021 (Vegetation in non-rural areas) • Parramatta Local Environmental Plan (LEP) 2011 • Parramatta Development Control Plan (DCP) 2011
Zoning	IN3 Heavy Industrial
Heritage	Yes – I6 Tram Alignment (affecting Lot 3 DP 542208 and Part Lot 1 DP 845322)
Heritage Conservation Area	No

Bushfire Prone Land	No
Integrated development	No
Clause 4.6 variation	No
Delegation	Parramatta Local Planning Panel

SITE HISTORY

DA/28733/1991	Application for 'alterations and additions to the existing offices' was approved on 31 July 1991.
DA/17093/1992	Application for 'shed – access for forklift to manoeuvre to stationed material and shelter' was approved on 14 September 1992.
DA/742/1993	Application for 'utilization of a portable building to increase office capacity' on 8 November 1993.
DA/833/2000	Application for 'construction and operation of asphalt recycling facility' on 15 June 2000.
DA/293/2019	Application for 'demolition of an existing office building and construction a two storey office building' on 20 May 2019.
DA/671/2020	Application for 'boundary adjustment of 12-12A Grand Avenue which includes Council owned land (Lot 1 DP 845322) then the dedication of a portion of land to Council. Following land dedication, the further subdivision of the remnant land into 2 lots with Proposed Lot 51A to contain the existing bitumen and emulsion facility' on 20 July 2021.

CURRENT SITE CONDITIONS

The subject site is known as 12-12A Grand Avenue, Rosehill. The site comprises three (3) lots and has a legal description of Lot 5 DP 549358, Lot 3 DP 542208 and Lot 1 DP 845322. The lot owned by Council (Lot 1 DP 845322) is currently landlocked between the two properties owned by Real Holdings Australia (Lot 3 DP 542208 and Lot 5 DP 549358).

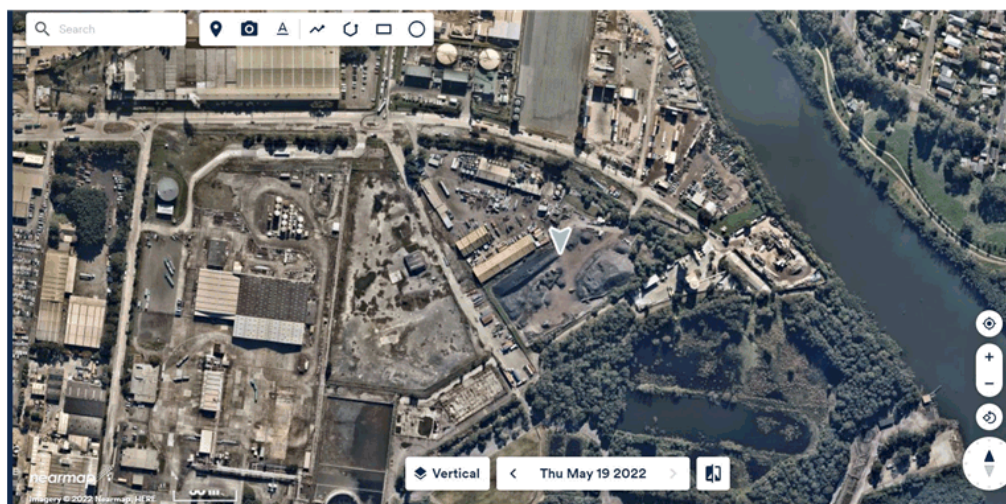


Figure 1: Aerial Photo (Source: Nearmaps)



Figure 2: Aerial Map with Lot and DP (Source: SEE submitted by the applicant)

The subject site currently has the following area:

ADDRESS	LOT	DP	LOT AREA	OWNERSHIP
12 Grand Avenue	3	542208	48,309m ²	Real Holdings Australia
	5	549358		Real Holdings Australia
12A Grand Avenue	1	845322	4,316m ²	City of Parramatta Council

The site has a combined site area of 52,625m².

The site is zoned IN3 Heavy Industrial. The surrounding properties are also zoned IN3 Heavy Industrial.

The subject site is currently occupied by a heavy industrial facility which comprises Polymer-Modified Bitumen, Emulsion Facility and a road sealant workshop. The site also contains numerous structures and buildings supporting the abovementioned uses.

The site is located within an established industrial area characterised by heavy industry and located within the Camellia Industrial Precinct. The precinct is bound by Parramatta River to the north, James Ruse Drive to the west, the Western Motorway to the south and Duck River to the east.

Adjoining the subject site to the east is an industrial use (concrete supplier) and bushland. To the west of the site is a storage yard. Opposite the site to the north are a number of industrial uses.

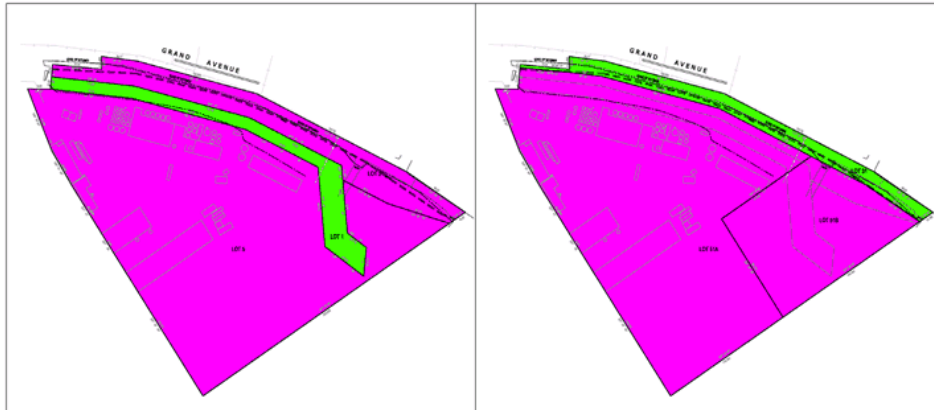


Figure 3: LEFT: Current site Layout RIGHT: Approved site layout under DA/671/2020

Proposed layout under current application



Figure 4: Proposed plan (Source: Plans submitted with Application)

THE PROPOSAL

Consent is sought to modify the approved boundary adjustment of 12-12A Grand Avenue which includes Council owned land (Lot 1 DP 845322) then the dedication of a portion of land to Council. Following land dedication, the further subdivision of the remnant land into 2 lots with Proposed Lot 51A to contain the existing bitumen and emulsion facility.

Modifications include changes to the approved lot boundaries and sizes.

The previously approved areas and proposed areas are as follows:

Lot	Approved area under DA/671/2020	Proposed area under DA/671/2020/A
Lot 51A	36,309m ²	27,042.4239m ²
Lot 51B	12,000m ²	21,265.212m ²
Lot 31 (Council owned land)	4,316m ²	4,316m ²

As noted above, no changes are proposed to the Council lot approved under DA/671/2020

Have the works been completed?	No
Has the consent lapsed?	No
Lapsing date of consent:	4 August 2026

ASSESSMENT UNDER SECTION 4.55

SECTION 4.55(2)	Yes
(a) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and	<p>The proposed development to be modified is substantially the same development as that to which the original development consent relates, being the boundary adjustment of three (3) Lots being, Lot 5 DP 549358, Lot 3 DP 542208 and Lot 1 DP 845322.</p> <p>The application proposes an increase in area for proposed Lot 51B from 12,000m² to 21,265.212m² and a reduction in area for proposed Lot 51A from 36,309m² to 27,042.4239m².</p> <p>No changes are proposed to proposed Lot 31, which is the Council owned land.</p> <p>The proposed modification does not alter the quantum of land owned by Council or Real Holdings Australia.</p>
(b) it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and	There were no conditions relating to this application that were as a result of consultation with a public authority.
(c) it has notified the application in accordance with: (i) the regulations, if the regulations so require, or (ii) a development control plan, if the consent authority is a council that has	The modification was notified in accordance with Council's Consolidated Notification Requirements.

made a development control plan that requires the notification or advertising of applications for modification of a development consent, and			
(d) it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.	No submissions were received.		
In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15 (1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.	An assessment against the relevant matters contained within s4.15 are addressed further in this report. In addition, as the original application was determined by the Parramatta Local Planning Panel, the modified proposal must be considered against the reasons for approval given by the Panel. The modified proposal remains consistent with the reasons of approval as given by the Panel.		
ENVIRONMENTAL PLANNING INSTRUMENTS			
SEPP	COMMENTS		
SEPP (RESILIENCE AND HAZARDS) 2021 (Contamination and remediation to be considered in determining development application)	The provisions of the SEPP were considered in the assessment of the original application. This proposal does not change the assessment.		
SEPP (BIODIVERSITY AND CONSERVATION) 2021 (Sydney Harbour Catchment)	The provisions of the SEPP were considered in the assessment of the original application. This proposal does not change the assessment.		
SEPP (TRANSPORT AND INFRASTRUCTURE) 2021 (Infrastructure)	The provisions of the SEPP were considered in the assessment of the original application. This proposal does not change the assessment.		
SEPP (BIODIVERSITY AND CONSERVATION) 2021 (Vegetation in non-rural areas)	The provisions of the SEPP were considered in the assessment of the original application. This proposal does not change the assessment. There has been no additional tree removal proposed.		
LOCAL ENVIRONMENT PLAN – PLEP 2011			
CLAUSE	ORIGINAL DA	MODIFICATION	COMPLIANCE
Minimum lot size Minimum lot size does not apply to the size	NA	NA	Yes
Height of Buildings Max permitted: 12m	NA	NA	Yes
Floor Space Ratio	NA	NA	Yes

Max permitted: 1:1			
Development below mean high water mark	The proposal is not for the development of land that is covered by tidal waters.		N/A
Heritage Conservation	<p>Clause 5.10(2)(f)(i) requires development consent for the subdivision of land on which a heritage item is located or that is within a heritage conservation area.</p> <p>PLEP 2011 identifies a single heritage item on the subject site, being I6 Tram Alignment, which is of Local Significance.</p> <p>The site is also located within proximity to I1 'Wetlands'.</p> <p>The proposed modifications to the boundary adjustment will have no impact on the heritage item located within the site.</p> <p>The proposed development therefore complies with clause 5.10.</p>		Yes
Aboriginal Places of Heritage significance	The subject site is located within a low sensitivity recorded area.		N/A
Acid sulphate soils	The site is identified as containing Class 3 Acid Sulphate Soil. No excavation proposed as part of this modification.		N/A
Earthworks	No earthworks proposed.	No earthworks proposed.	Yes
Flood planning	The site is identified as being partially impacted by the 1 % AEP. The application proposes modification to the boundary only and does not include any physical works. Council's Catchment Engineer reviewed the original application and supported the proposal subject to a condition of consent requiring a detailed drainage investigation prior to the issuing of the subdivision certificate. No changes are proposed to this condition, which will remain in the Development Consent.		Yes
Biodiversity protection	The site is not identified on this map		N/A
Water protection	The site is not identified on this map		N/A
Development on landslide risk land	The site is not identified on this map.		N/A

Affected by a Foreshore Building Line	The site is not located in the foreshore area.	N/A
Bushfire Prone Land	The site is not identified on this map.	N/A
DEVELOPMENT CONTROL PLAN		
The Parramatta Development Control Plan was considered in the assessment of the original application. This current proposal does not change the assessment.		
Draft Parramatta Local Environmental Plan 2020		
Draft Parramatta LEP 2020 was placed on public exhibition on the 31 August 2020, with exhibition closing on the 12 October 2020. The draft LEP will replace the five existing LEPs that apply within the Local Government Area and will be the primary legal planning document for guiding development and land use decisions made by Council. Whilst the draft LEP must be considered when assessing this application, under cl 4.15(1)(a)(ii), the LEP is neither imminent or certain and therefore limited weight is placed on it. Notwithstanding, the proposal development is consistent with the objectives of the Draft LEP.		
REFERRALS		
Catchment Engineer	Supported.	
EXTERNAL REFERRALS		
No external referrals required.		

PUBLIC CONSULTATION

The application was notified in accordance with Council's notification procedures contained within the DCP. In response, no submissions were received.

CONCILIATION CONFERENCE

On 11 December 2017, Council resolved that:

"If more than 7 unique submissions are received over the whole LGA in the form of an objection relating to a development application during a formal notification period, Council will host a conciliation conference at Council offices."

The application received no unique submissions during the formal notification period and as a result a Conciliation Conference was not required to be held.

DEVELOPMENT CONTRIBUTIONS

Not applicable as a development contribution was not required for the original development application due to the cost of works not exceeding \$100,000.

CONCLUSION

After consideration of the development against Section 4.15 of the Environmental Planning and Assessment Act 1979, and the relevant statutory and policy provisions, the proposal *is* suitable for the site and *is* in the public interest. Therefore, it is recommended that the application be approved subject to the imposition of appropriate conditions.

The reasons for the conditions imposed on this application are as follows:

1. Facilitate the orderly implementation of the objectives of the Environmental Planning and Assessment Act 1979 and the aims and objectives of the relevant Council Planning instrument.
2. Ensure that the local amenity is maintained and is not adversely affected and that adequate safeguards are incorporated into the development.
3. Ensure the development does not hinder the proper and orderly development of the subject land and its surrounds.
4. Ensure the relevant matters for consideration under Section 4.15 of Environmental Planning and Assessment Act 1979 are maintained.

RECOMMENDATION

Approval

That the Local Planning Panel as the consent authority, modify development consent DA/671/2020 for a boundary adjustment of 12-12A Grand Avenue which includes Council owned land (Lot 1 DP 845322) then the dedication of a portion of land to Council. Following land dedication, the further subdivision of the remnant land into 2 lots with Proposed Lot 51A to contain the existing bitumen and emulsion facility to include modifications comprising changes to the lot boundaries and sizes on land at 12 & 12A Grand Avenue, Rosehill as shown on the plans submitted with the modification of determination, for a period of five (5) years from the date on the **original** Notice of Determination subject to the following modifications:

Modify condition no. 1 in the following way:

1. The subdivision is to be generally in accordance with the following plans, endorsed with Council's Stamp, but subject to the conditions listed below:

Drawing No.	Prepared By	Dated
DWG No: 12534512-G002 Revision A	GHD	Plotted 7 July 2020
Proposed subdivision plan Revision S3, Project No. 12534812	GHD	Plotted 8 April 2022

Specialist Reports

Document(s)	Prepared By	Dated
Statement of Environmental Effects	GHD	September 2020
Summary of Environmental Condition	Consara Contaminated Sites	26 March 2021
Section 4.55 Modification to Development Consent No DA/671/2020, Issue S3, Revision 0	GHD	November 2021

Reason: To ensure the work is carried out in accordance with the approved plans.

2. All other conditions of DA/671/2020 remain unmodified.

